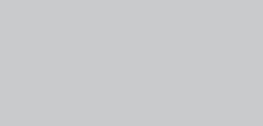
CHELSEA HEIGHTS





Blenheim Park Estates



Apartment 4 Strathmore Place, Chelsea Heights



Site Plan

Welcome to **Apartment 4 Strathmore Place, Chelsea Heights**

A luxury two bedroomed first floor apartment, situated within a fabulous, newly built development. Comprising 1130 sq.ft. of luxury accommodation with an open plan living kitchen and a south-west facing balcony.

Chelsea Heights is an exclusive development, consisting of six apartment buildings, built by PTA Developments, an established developer, with a reputation for a high quality finish.

Available to purchase, are 5 luxury two bedroomed apartments and 1 superb three bedroomed apartment within Strathmore Place. This fabulous scheme offers well proportioned apartment living, with the benefit of bespoke Karl Benz kitchens, under floor heating throughout, lift access to all floors, external balconies and allocated parking.

This unique development is situated on the former Baldwins Omega site on Brincliffe Hill and has convenient access to the local amenities of Ecclesall Road including restaurants, public houses, bars, shops and supermarkets. The development falls within the catchment area for highly regarded schooling, including Greystones Primary School, High Storrs Secondary School and Mercia Secondary School. Also, the apartments are well placed for good access to some of Sheffield's most popular outdoor spaces such as Endcliffe Park, Chelsea Park, Sheffield Botanical Gardens and Whiteley Woods.

General Specification - May be Subject to Change

Kitchen

- Karl Benz Luxury custom-built true handleless Italian furniture. Sleek modular design
- Caesarstone Quartz worktops
- High spec integrated appliances including self-cleaning oven, dishwasher, single oven, Combi microwave, induction hob, ceiling extractor, fridge/freezer
- Blanco stainless steel sinks with Quooker Boiling water tap

Heating and Water

- Gas System Boiler with remote access capabilities
- Under floor heating throughout
- Chrome towel rails to all bathrooms

Doors

Solid Core contemporary fire doors/satin chrome handles

Flooring

- Flooring to hall, kitchen and bathroom
- Twist carpet to bedrooms

Bathroom

Bedroom

- Duravit white suites
- Separate showering areas
- Chrome fixtures and fittings
- High quality wall & floor tiling

Electrical

- Recessed ceiling lights throughout
- HD Ready TV points • Cat 5 cabling & telephone points

Security

- Allocated parking
- Intruder alarm
- Door entry system with Audio/Visual and Intercom

Windows

• Powder Coated Aluminium double glazed units

External

- External balconies to apartments
- Communal Lift

Service and Maintenance

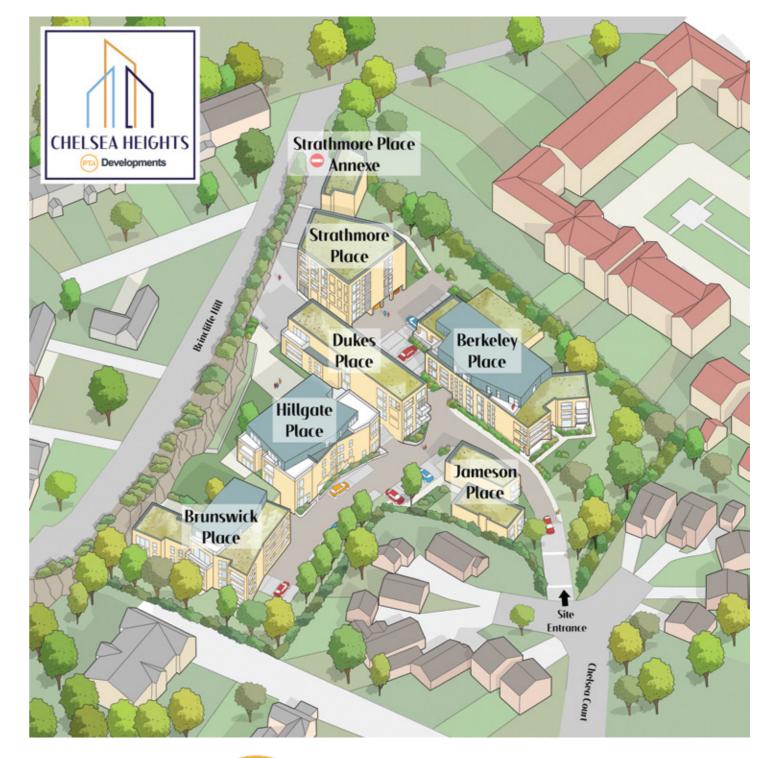
The properties are leasehold. There will be a yearly maintenance charge, which is £996 p/a.

Tenure Details

- 250 year lease
- Ground Rent £0 p/a

Small Pet Licence Available.

A Luxurious Apartment Scheme, Situated in a Most Sought-after Location with Good Access to the Excellent Amenities of Ecclesall Road





• Full-height fitted wardrobes with sliding doors to bedrooms













Family Bathroom 2.5m x 2m - 3

Image for Illustration Purposes Only

Bedroom 2 3.5m x 2.8m

Master En-Suite 2.5m x 1.8m

Master Bedroom 3.4m x 3.2m

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Image for Illustration Purposes Only

3





APARTMENT 04 - 1130 sq.ft. (105 sq.m.) - Excluding Wardrobe Dimensions





Viewing strictly by appointment with our consultant on

0114 358 2020 www.bpestates.co.uk

Tenure: Leasehold

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract.



Apartment 4 Strathmore Place, 2 Chelsea Heights, Sheffield, South Yorkshire S11 9ER **Price £495,000**