



# CHELSEA HEIGHTS



**PTA**  
**Developments**  
Ltd





## Welcome to Apartment 4 Strathmore Place, Chelsea Heights

A luxury two bed roomed 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 bed roomed apartments and 1 superb three bed roomed 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

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

#### Bedroom

- Full-height fitted wardrobes with sliding doors to bedrooms

#### 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



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Strathmore Place



Living Kitchen  
7.9m x 8.1m



\*Image for Illustration Purposes Only\*



Family Bathroom  
2.5m x 2m

\*Image for Illustration Purposes Only\*



Bedroom 2  
3.5m x 2.8m

Master Bedroom  
3.4m x 3.2m



Master En-Suite  
2.5m x 1.8m



\*Image for Illustration Purposes Only\*





**Note**

All measurements are approximate and may well be subject to change. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

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



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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**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**