



# CHELSEA HEIGHTS



**PTA**  
**Developments**  
Ltd





## Welcome to Apartment 7 Dukes Place

A light and airy two bedrooled penthouse apartment that offers cosmopolitan living in a popular area of Sheffield. Comprising 979 sq.ft. of high-quality accommodation, the apartment provides a fabulous open plan living kitchen, two double bedrooms and two bathrooms. There is also a useful study and additional room with storage. This wonderful scheme offers well-proportioned apartment living, with the benefit of a bespoke Karl Benz kitchen, under floor heating throughout and allocated parking.

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.

There are a number of other apartments available within Dukes Place by separate enquiry.

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
- High spec integrated appliances including self-cleaning oven, dishwasher, single oven, Combi microwave, induction hob, ceiling extractor, fridge/freezer
- 1810 inset sinks

#### Heating and Water

- Gas system boiler
- 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

#### Electrical

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

#### Security

- Allocated parking
- Intruder alarm

#### Windows

- Powder Coated Aluminium double glazed units

#### External

- External balconies to apartments
- Communal Lift in building

#### Service and Maintenance

The properties are leasehold. There will be a yearly maintenance charge, which is estimated at £1000 p/a.

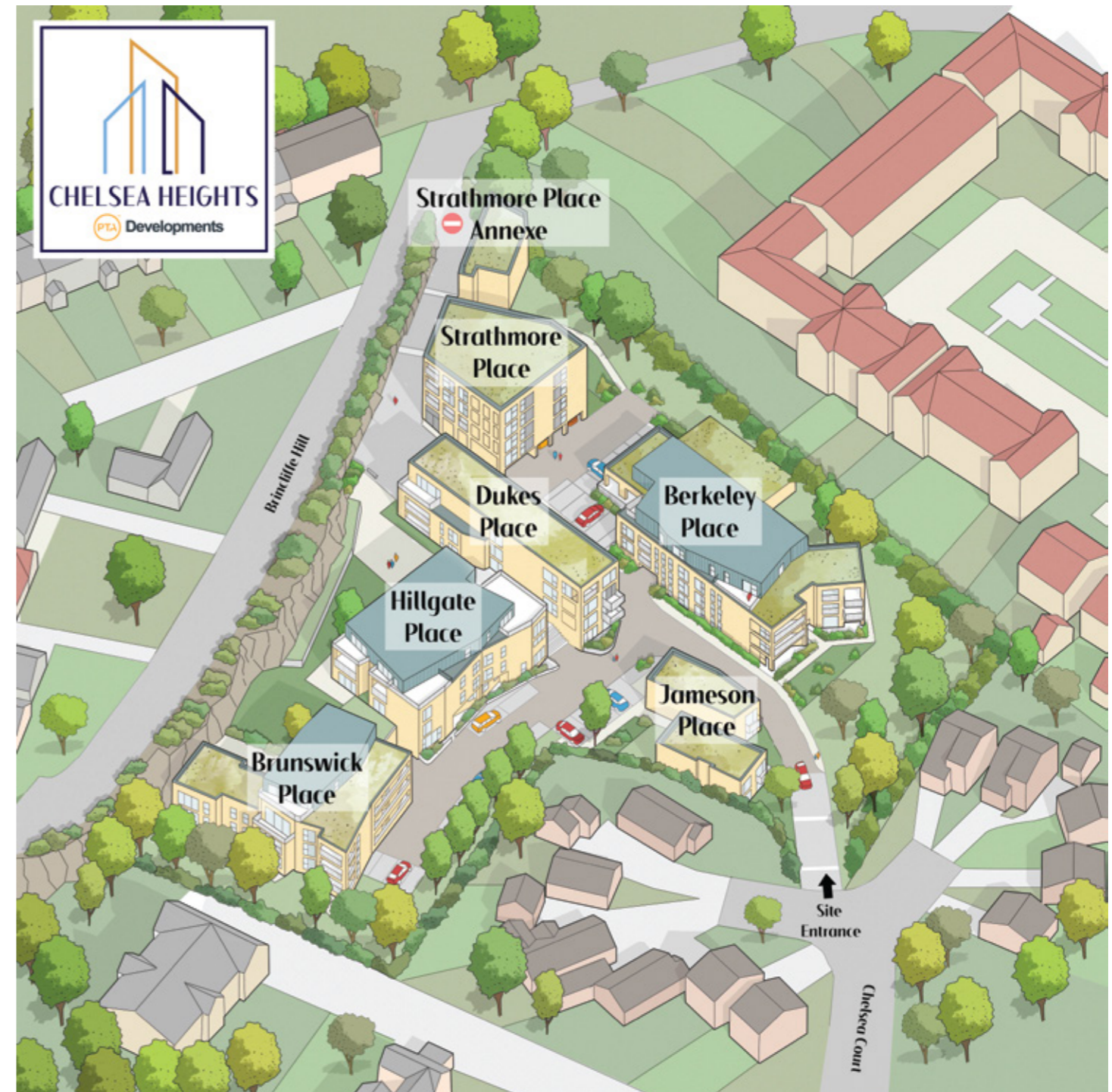
#### Tenure Details

- 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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Dukes Place











Living Kitchen  
7.39m x 6.65m











Family Bathroom - \*Image for Illustration Purposes Only



Balcony View



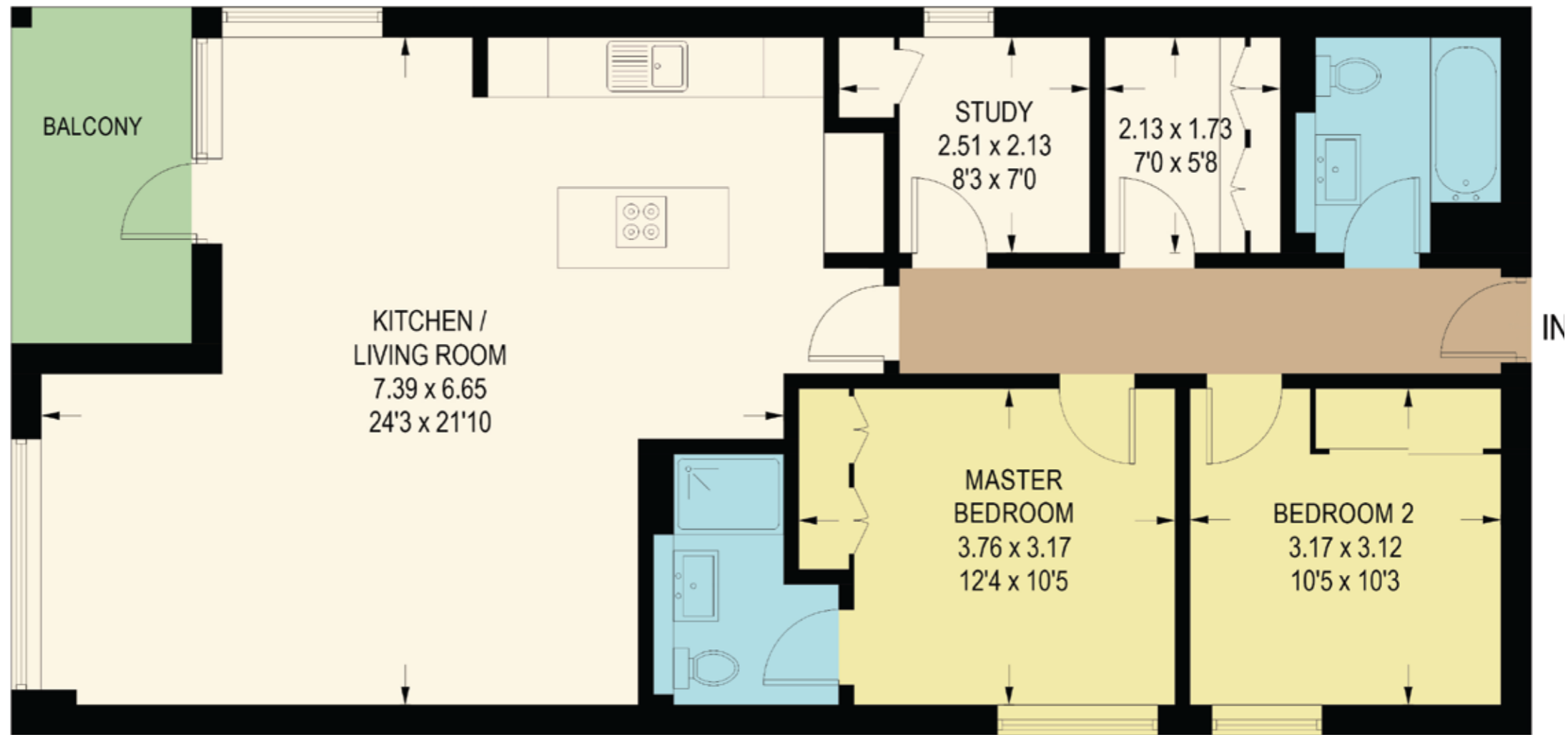
Master Bedroom  
3.76m x 3.17m



Master En-Suite







**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.





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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 7 Dukes Place,  
2 David Baldwin Way, Sheffield,  
South Yorkshire S11 9ES

**Price £450,000**