

28 Tapton Mount Close
Broomhill, Sheffield



Blenheim
Park Estates



Tapton Mourt
Private - Residents only
Visitors parking to rear

A Fabulous Two Bedroomed
Second Floor Apartment





28 Tapton Mount Close

Welcome to 28 Tapton Mount Close

This fabulous two bedroomed apartment has been recently renovated to a superb specification to provide fantastic living spaces. The apartment is situated on the second floor of a converted Victorian building and is accessed from the first floor by a private entrance vestibule and spiral staircase.

28 Tapton Mount Close has high ceilings throughout, which adds a wonderful feel to the accommodation offered. The apartment has the benefit of a spacious lounge, a modern breakfast kitchen with integrated appliances, a generous master bedroom, an additional good-sized bedroom and a contemporary bathroom. Due to being located on the top floor, views over Sheffield can be seen and there are no other apartments to either side or above the property, making it feel private. Also having one allocated parking space to the rear of the building. The current owner has also recently fitted energy efficient LED spotlights throughout the apartment.

The property is located within walking distance to the amenities of Broomhill, the Sheffield hospitals and the University of Sheffield. Also close by are some of Sheffield's most popular outdoor spaces, including Weston Park, the Botanical Gardens and Endcliffe Park. Additionally, a short drive away from the apartment takes you to Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the first floor: Entrance vestibule and storage cupboard.

On the second floor: Entrance hallway, lounge, breakfast kitchen, master bedroom, bedroom 2 and bathroom.

Double heavy timber doors with glazed panels open to a communal entrance vestibule where there is an intercom operated door opening to the communal entrance hall.

Communal Entrance Hall

A staircase with a timber hand rail and wrought iron balustrading rises to the first floor landing.

First Floor

Communal Landing

From the landing, a set of double timber doors with glazed panels open to an area that has a further timber door opening to a shared hallway, where access can be gained to Apartment 28.

Entrance Vestibule

Having a recessed light point and engineered timber flooring. A timber door opens to a useful storage cupboard. A spiral staircase with a glazed roof light and a wall mounted light point rises to the second floor.

Second Floor

Entrance Hallway

Having a glazed roof light, recessed lighting, newly installed digital panel electric heater and engineered timber flooring. Timber doors open to the lounge, breakfast kitchen, master bedroom, bedroom 2 and bathroom.

Lounge

19'5 x 14'9 (5.92m x 4.50m)

A spacious lounge with front facing timber double glazed windows, recessed lighting, newly installed modern storage heater, TV/aerial cabling and a telephone point. To one corner, a cupboard houses the fuse box and a telephone/internet point. Access can be gained through a hatch to a loft space.

Breakfast Kitchen

13'9 x 13'2 (4.19m x 4.01m)

A contemporary breakfast kitchen with ample space for seating. Having side facing timber glazed windows with separate panels above, recessed lighting, newly installed storage heater, telephone point and engineered timber flooring. There's a range of fitted base/wall and drawer units, incorporating matching marble effect work surfaces, upstands and an inset 1.5 bowl Lamona sink with a chrome mixer tap. The integrated appliances include a four-ring Lamona induction hob with an extractor hood over, Lamona fan assisted oven, Whirlpool dishwasher, under-counter fridge, under-counter Fridgemaster freezer and a Lamona washing machine.



Lounge

19'5" x 14'9" (5.92m x 4.50m)

A spacious lounge with front facing timber double glazed windows, recessed lighting, newly installed modern storage heater, TV/aerial cabling and a telephone point. To one corner, a cupboard houses the fuse box and a telephone/internet point. Access can be gained through a hatch to a loft space.



A Light & Spacious
Reception Room





Breakfast Kitchen

13'9 x 13'2 (4.19m x 4.01m)

A contemporary breakfast kitchen with ample space for seating. Having side facing timber glazed windows with separate panels above, recessed lighting, newly installed storage heater, telephone point and engineered timber flooring. There's a range of fitted base/wall and drawer units, incorporating matching marble effect work surfaces, upstands and an inset 1.5 bowl Lamona sink with a chrome mixer tap. The integrated appliances include a four-ring Lamona induction hob with an extractor hood over, Lamona fan assisted oven, Whirlpool dishwasher, under-counter fridge, under-counter Fridgemaster freezer and a Lamona washing machine.

A Modern Kitchen
with Integrated Appliances



Master Bedroom
20'2 x 14'8 (6.15m x 4.47m)

A generous master bedroom with a rear facing timber double glazed feature window, recessed lighting, a wall mounted television, newly installed storage heater and digital panel electric heater and a TV/aerial point. To one wall, there's a range of fitted furniture, incorporating long hanging, shelving and an airing cupboard with shelving and housing the Maxistore hot water cylinder.



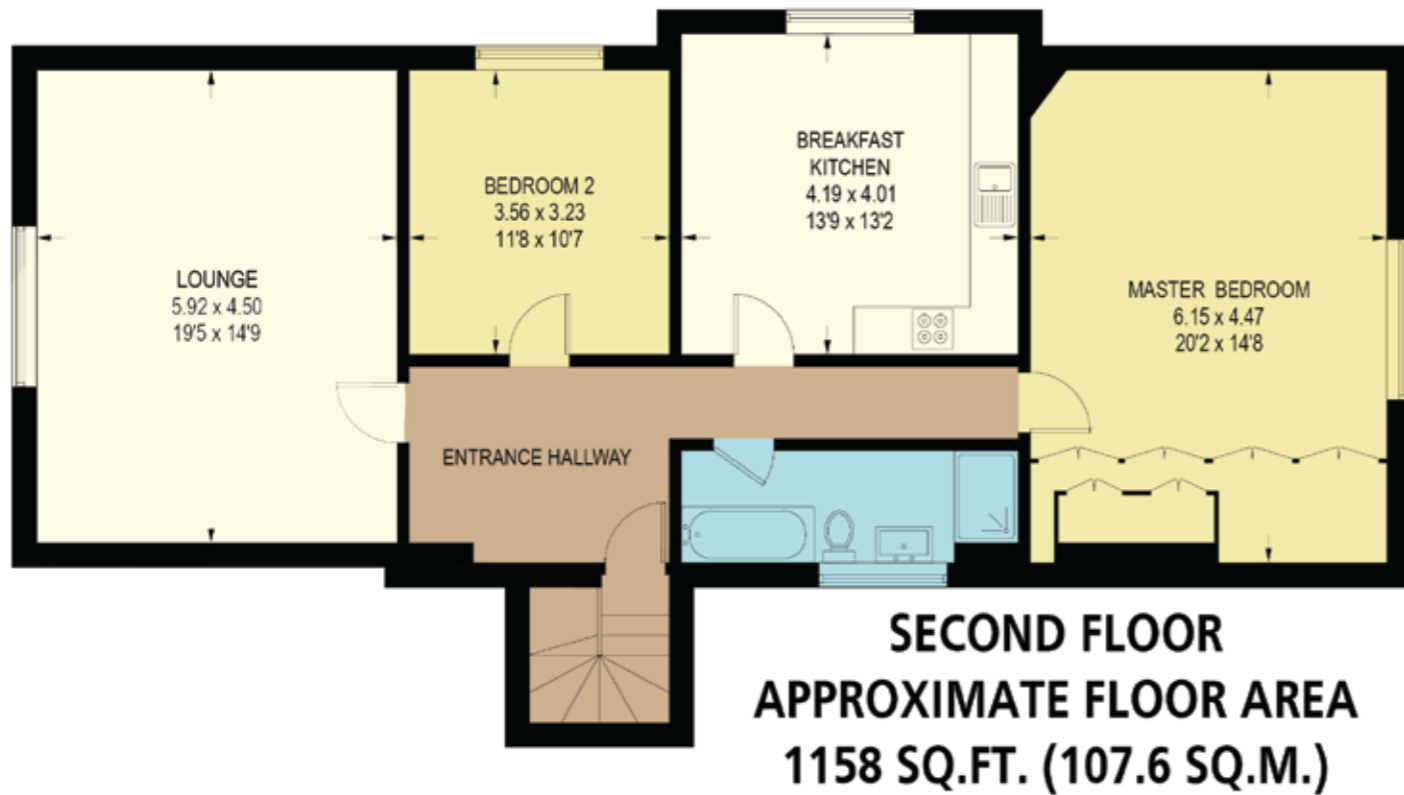
Bathroom

A modern fitted bathroom, which is fully tiled and has side facing timber double glazed windows, recessed lighting, an extractor fan, a chrome heated towel rail and a fitted vanity mirror. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.





**TOTAL APPROXIMATE FLOOR AREA
1244 SQ.FT. (115.6 SQ.M.)**



Recently Renovated to a Superb Specification to Provide Fantastic, Modern Living Spaces

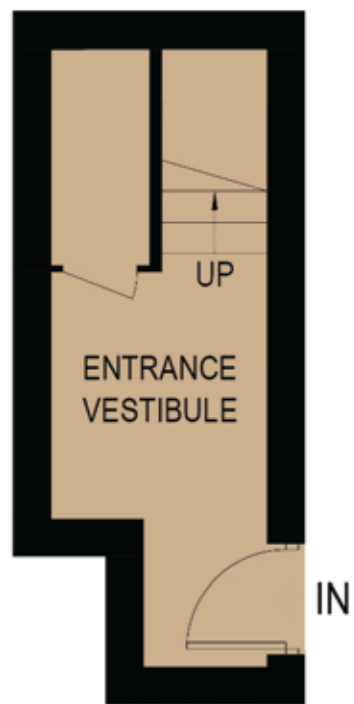
Master Bedroom

20'2 x 14'8 (6.15m x 4.47m)

A generous master bedroom with a rear facing timber double glazed feature window, recessed lighting, a wall mounted television, newly installed storage heater and digital panel electric heater and a TV/aerial point. To one wall, there's a range of fitted furniture, incorporating long hanging, shelving and an airing cupboard with shelving and housing the Maxistore hot water cylinder.

heated towel rail and a fitted vanity mirror. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

**FIRST FLOOR
APPROXIMATE FLOOR AREA
86 SQ.FT. (8.0 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	44 E	
21-38	F		
1-20	G		



Bedroom 2

11'8 x 10'7 (3.56m x 3.23m)

Another good-sized bedroom with side facing timber double glazed windows, recessed lighting, newly installed digital panel electric heater and a telephone point.

Bathroom

A modern fitted bathroom, which is fully tiled and has side facing timber double glazed windows, recessed lighting, an extractor fan, a chrome

Exterior and Gardens

Situated within a most sought-after location, this beautiful Victorian building has an access road which gives access to the front and rear of the property. To the front there is exterior lighting and a lawned area, which is bordered by wrought iron fencing and has mature trees. Access can be gained to the main entrance door for the communal entrance hall. To the rear, there is an allocated parking space for Apartment 28 and additional visitor parking.

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Lease Details: The lease is 125 years from March 1997, therefore there are 98 years remaining. The service charge is £210 per month, which equates to £2520 per annum and the ground rent is separate at £70 per annum.

Council Tax Band: E

Services: Mains electric, mains water and mains drainage. The broadband is delivered by ADSL from fibre and the mobile signal quality is good.

Rights of Access/Shared Access: There are no rights of access and the communal areas are shared.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

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. All measurements are approximate. 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.



28 Taptan Mount Close
Broomhill, Sheffield,
South Yorkshire S10 5DJ

Offers in the Region of £255,000