



CHELSEA HEIGHTS



PTA
Developments
Ltd





Welcome to Apartment 4 Dukes Place

A three bedroomed second floor apartment that is well-designed for modern living and spans approximately 1252 sq.ft. With lift access and a private balcony overlooking the developments iconic quarry wall, Apartment 4 Dukes Place offers fabulous spaces, 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 £1200 p/a.

Tenure Details

- 250 year lease
- Ground Rent - £0 p/a

Small Pet Licence Available.

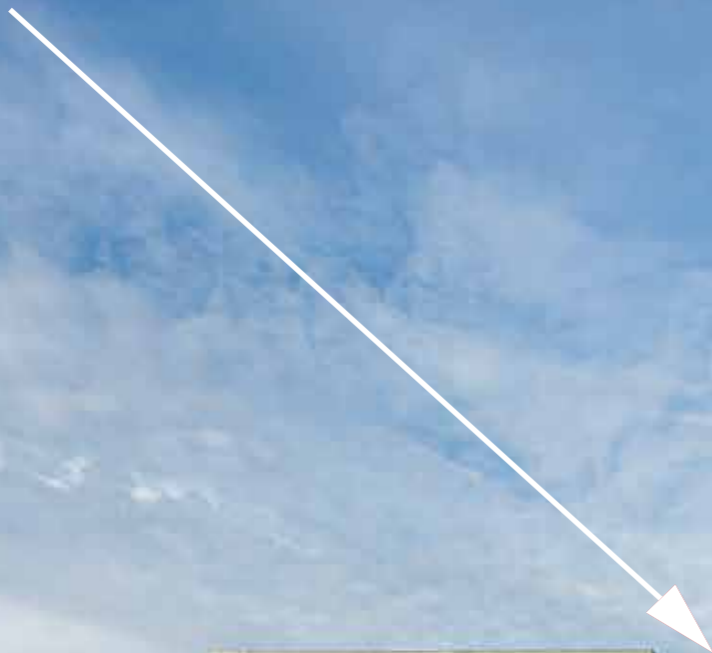


A Luxurious Apartment Scheme, Situated in a Most Sought-after Location with Good Access to the Excellent Amenities of Ecclesall Road



PTA
Developments
Ltd

Dukes Place







Living Kitchen
7.44m x 6.58m



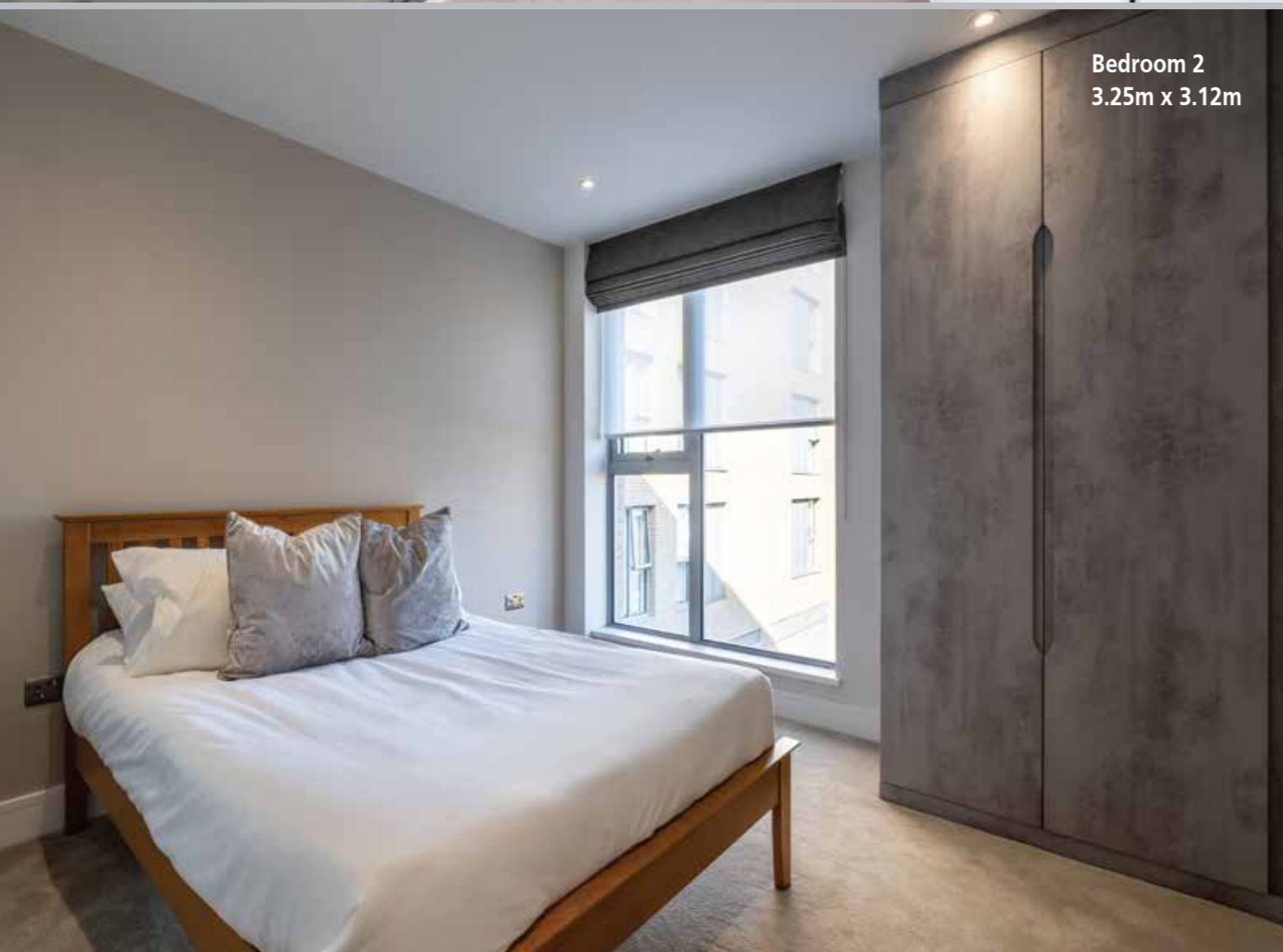




Master En-Suite



Master Bedroom
5.77m x 4.42m



Bedroom 2
3.25m x 3.12m

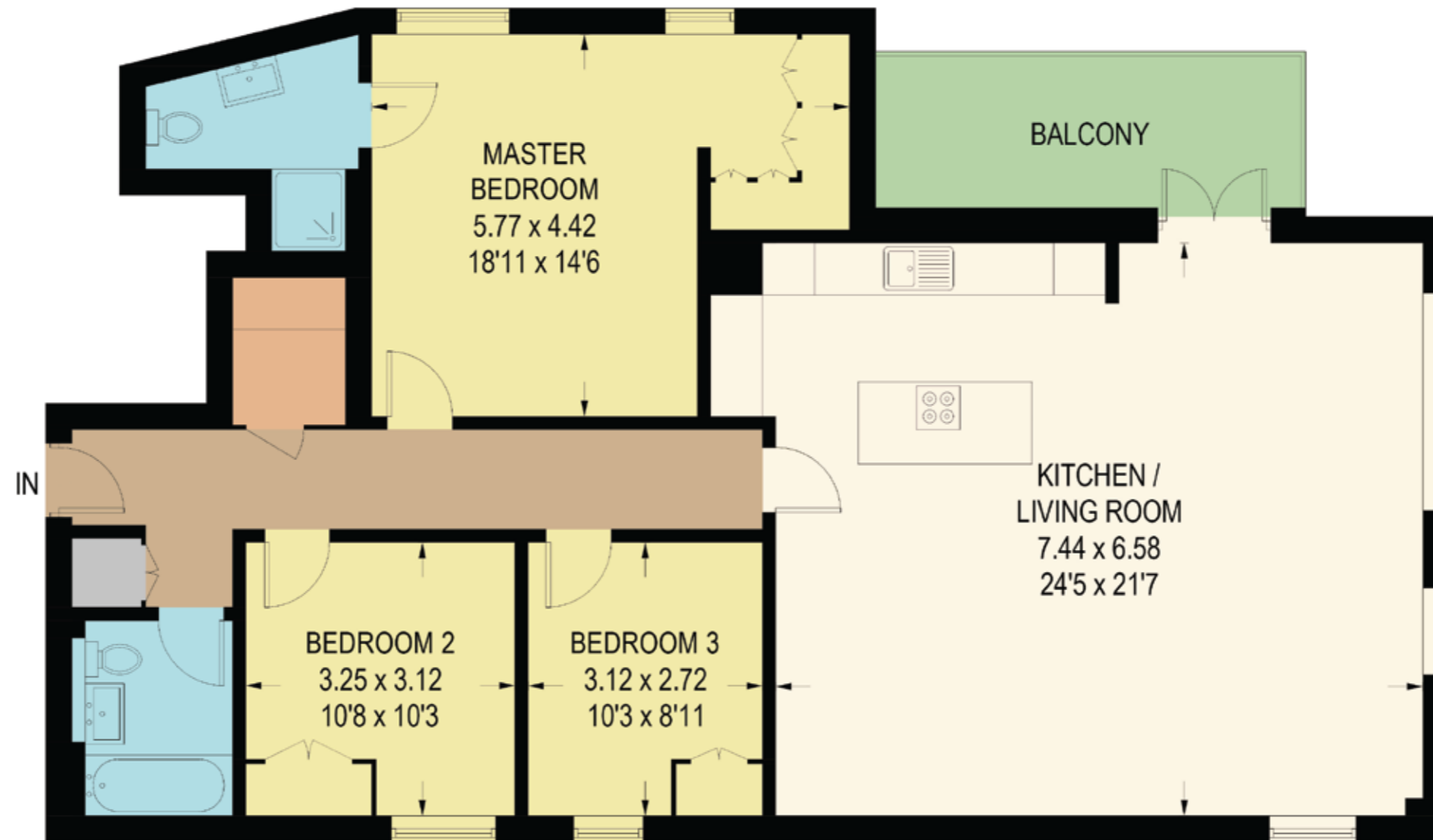


Family Bathroom





PTA
Developments
Ltd



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.



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

Price £525,000