

# Apartment 1, Foxglove House

41 Riverdale Road, Sheffield



**Blenheim**  
Park Estates



Foxglove House

Positioned within an Exclusive  
Development in a Sought-After Area





### Exterior and Gardens

The communal gardens are fabulously maintained and contain lawns, mature trees and box hedging. A path with exterior lighting leads along the rear of the development, providing access to each of the residential buildings.

A Fabulous Two Bedroomed  
Ground Floor Apartment





Apartment 1, Foxglove House

## Welcome to Apartment 1, Foxglove House

Nestled within an exclusive, gated development in a highly sought-after area of Sheffield, this two bedroomed apartment is wonderfully appointed for modern living with great privacy. Occupying a ground floor position, Apartment 1 Foxglove House has the benefit of a generously proportioned living kitchen, one allocated parking space within an under-croft garage and a glazed balcony overlooking the landscaped grounds of the complex, Endcliffe Park and beyond.

This fabulous home is ideal for someone who is looking to downsize without comprising on quality and space, or professionals who would like ease of access to Sheffield's hospitals and universities. The living kitchen presents a fantastic space for everyday living and contains a modern kitchen with a central island and a range of integrated appliances. Both of the bedrooms are spacious doubles, including the master bedroom which has an en-suite shower room. There is the option to purchase the Fisher & Paykel fridge/freezer and curtains in three of the rooms for an additional £5,000.

The apartment block has secure access gates and entry with intercom operation, adding a superb level of security. To the rear of the development, there are pleasant communal gardens that provide a lovely green backdrop which can be viewed from each room in the apartment.

The property has convenient access to the amenities of Ecclesall and Ranmoor, which include shops, restaurants, public houses and cafes. Accessible from Riverdale Road is a public footpath that links to the scenic Porter Brook trail leading through Endcliffe Park, Bingham Park and Forge Dam. Also nearby is the renowned Sheffield Botanical Gardens, Hallamshire Tennis & Squash Club and a short drive to Hallamshire Golf Club. The property is well positioned for access to Sheffield's public and private hospitals, and Sheffield's universities are also easily accessible within a short journey. Additionally, there is a range of schooling within the surrounding areas, both state and private.

**The property briefly comprises of on the ground floor:** Entrance hall, bathroom, master bedroom, master en-suite shower room, bedroom 2, living kitchen, balcony and utility room.

### Ground Floor

To gain access to the apartment building, a secure entrance door opens to a communal entrance hall. A further door opens to a stairway with a staircase and lift rising to each of the floors. On the ground floor, a door opens to a communal hallway where access is gained to Apartment 1.

### Entrance Hall

Having recessed lighting, Videx intercom handset and engineered oak flooring with under floor heating. Timber doors open to the bathroom, master bedroom and bedroom 2. A timber door with a glazed panel opens to the living kitchen. Double timber doors also open to a storage cupboard.

### Bathroom

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC, a bidet with a Hansgrohe

chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap. Also having a Villeroy & Boch panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

### Master Bedroom

15'3 x 13'5 (4.66m x 4.10m)

A well-proportioned master bedroom suite with a side facing floor-to-ceiling timber double glazed window and a rear facing floor-to-ceiling timber double glazed panel. Also having recessed lighting, a TV/aerial point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table with an illuminated mirror above. A timber door opens to the master en-suite shower room.

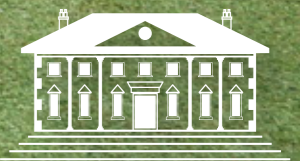
### Master En-Suite Shower Room

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.



### Exterior and Gardens Continued

From Riverdale Road, an intercom operated pedestrian gate opens to the development. A separate sliding intercom operated gate opens to provide vehicle access to the under-croft parking garage. Steps lead up to timber decked path that leads to the entrance door of Foxglove House and has exterior lighting and Astro turf areas. Steps lead down to the communal gardens at the rear of the development.





### Living Kitchen 24'3 x 23'9 (7.38m x 7.23m)

Providing the heart of the home, the living kitchen offers ample space for relaxing, dining and cooking. Having rear facing timber floor-to-ceiling double glazed panels, recessed lighting, pendant light point, wall mounted light points, TV/aerial/radio points, telephone points and engineered oak flooring with under floor heating. The kitchen comprises a range of fitted base/wall and drawer units, incorporating a granite work surface, upstands, glazed splash back, under-counter lighting and an inset 1.5 bowl Franke stainless steel sink with a Franke chrome mixer tap. There is also a central island that provides additional storage and has a matching granite work surface. The appliances include a Bora four-ring induction hob with a built-in extractor fan, Neff Slide-and-Hide fan assisted oven, Bosch microwave and a Lamona dishwasher. A timber door with floor-to-ceiling double glazed panel opens to the balcony and a timber door opens to the utility room.

A Fantastic Open Plan Living Kitchen  
with a Range of Integrated Appliances





### Balcony

With views over the communal grounds and beyond, the balcony has a timber decked terrace that is enclosed by glazed balustrading and has exterior lighting and an external power point.

Overlooking the Grounds,  
Endcliffe Park & Beyond





**Master Bedroom**  
**15'3 x 13'5 (4.66m x 4.10m)**

A well-proportioned master bedroom suite with a side facing floor-to-ceiling timber double glazed window and a rear facing floor-to-ceiling timber double glazed panel. Also having recessed lighting, a TV/aerial point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table with an illuminated mirror above. A timber door opens to the master en-suite shower room.



**Bedroom 2**  
**16'1 x 11'2 (4.90m x 3.40m)**

Another spacious double bedroom with rear facing timber floor-to-ceiling double glazed windows, recessed lighting, TV/aerial point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging.



**Master En-Suite Shower Room**

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

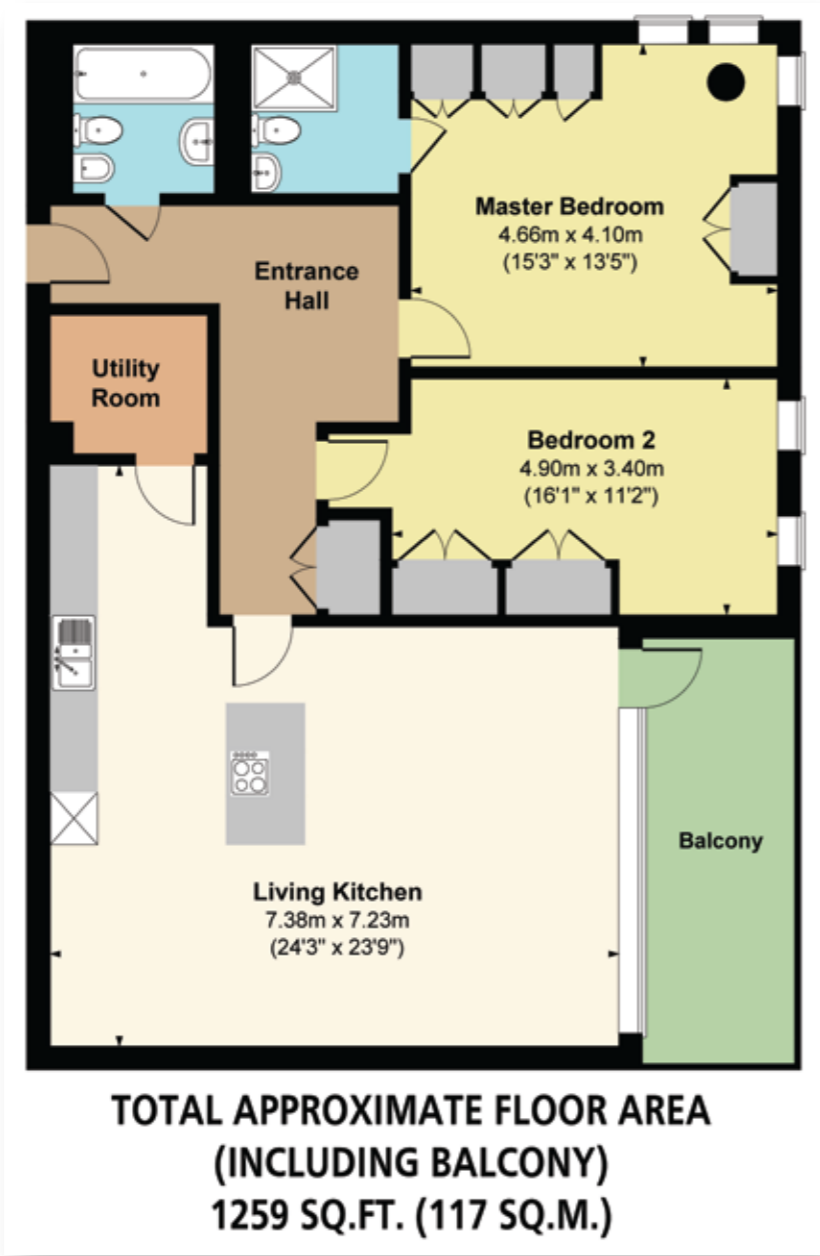


**Bathroom**

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and under floor heating. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC, a bidet with a Hansgrohe chrome mixer tap and a wall mounted wash hand basin with a chrome mixer tap. Also having a Villeroy & Boch panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.







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



Offering Generously Proportioned Accommodation in a Convenient Location Nearby Endcliffe Park & Ecclesall

**Bedroom 2**  
16'1 x 11'2 (4.90m x 3.40m)  
Another spacious double bedroom with rear facing timber floor-to-ceiling double glazed windows, recessed lighting, TV/aerial point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging.

**Storage Cupboard**  
Having a recessed light point, engineered oak flooring, a fitted shelf and a cloaks hanging rail.

**Living Kitchen**  
24'3 x 23'9 (7.38m x 7.23m)  
Providing the heart of the home, the living kitchen offers ample space for relaxing, dining and cooking. Having rear facing timber floor-to-ceiling double glazed panels, recessed lighting, pendant light point, wall mounted light points, TV/aerial/radio points, telephone points and engineered oak flooring with under floor heating. The kitchen comprises a range of fitted base/wall and drawer units, incorporating a granite work surface, upstands, glazed splash back, under-counter lighting and an inset 1.5 bowl Franke stainless steel sink with a Franke chrome mixer tap. There is also a central island that provides additional storage and has a matching granite work surface. The appliances include a Bora four-ring induction hob with a built-in extractor fan, Neff Slide-and-Hide fan assisted oven, Bosch microwave and a Lamona dishwasher. A timber door with floor-to-ceiling double glazed panel opens to the balcony

and a timber door opens to the utility room.

**Balcony**  
With views over the communal grounds and beyond, the balcony has a timber decked terrace that is enclosed by glazed balustrading and has exterior lighting and an external power point.

**Utility Room**  
Having a flush light point, extractor fan, telephone point and engineered timber flooring with under floor heating. There is space/provision for a washing machine and a hatch opens to the under floor heating manifolds.

**Exterior and Gardens**  
From Riverdale Road, an intercom operated pedestrian gate opens to the development. A separate sliding intercom operated gate opens to provide vehicle access to the under-croft parking garage. Steps lead up to timber decked path that leads to the entrance door of Foxglove House and has exterior lighting and Astro turf areas. Steps lead down to the communal gardens at the rear of the development.

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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Leasehold

**Tenure Details:** The lease is from 29 February 2008 to and including 28 February 3007. Therefore, the lease term is 999 years and there are 983 years remaining.

**Service Charge:** The service charge is £5,067 per annum and includes the maintenance of the grounds and communal areas.

**Council Tax Band:** D

**Services:** Mains electric, mains water and mains drainage. The property has under floor heating throughout and is linked to a communal boiler. There is broadband at the property and the mobile signal quality is good.

**Shared Access/Rights of Access:** There are communal stairways, lifts, a parking garage and landscaped grounds.

**Covenants/Easements/Wayleaves and Flood Risk:** It is believed that there are covenants on the title and no easements or wayleaves. The flood risk low from surface water and very low from rivers and the sea.

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.



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41 Riverdale Road, Sheffield, South Yorkshire S10 3FT

**Offers Over £425,000**