

APARTMENT 5, WOODVALE



BLENHEIM





STYLISH PENTHOUSE APARTMENT LIVING IN A HIGHLY DESIRABLE LOCATION



Designed for contemporary luxury living, this three bedroomed penthouse apartment offers space and style in abundance.

Occupying the whole of the top floor, Apartment 5 is beautifully appointed throughout and the development stands behind electric gates, creating the feeling of privacy and security expected of a high specification complex.

The centrepiece of the home is undoubtedly the impressive open plan living kitchen. Sitting beneath a tall vaulted ceiling that brings a sense of airiness and is filled with natural light, the living kitchen effortlessly provides ample space for cooking, dining and relaxing. A quality kitchen by Sheraton incorporates a range of integrated appliances, granite work surfaces and breakfast seating for three chairs. Tri-folding aluminium doors open onto the fabulous balcony, which benefits from a south-west facing aspect and is also accessible from the master bedroom.

Each of the bedrooms are generously proportioned doubles, and the master suite offers a sumptuous sanctuary, featuring a vaulted ceiling, stylish fitted furniture and superb en-suite bathroom. There is also a fully tiled bathroom with a Villeroy & Boch suite.

The development boasts well-maintained communal grounds, with a garden and patio area to the rear. Apartment 5 has a single garage with an electric up-and-over door, plus a parking space in front. Bike storage and visitor parking for three vehicles is also available.

Apartment 5, Woodvale has good access to the amenities of Bradway and Dore, including shops, restaurants, cafes, public houses and schools. The property backs onto, and has direct gated access to, ancient woodlands and three golf courses are nearby. Dore & Totley train station is a stones throw away, where journeys are available to Sheffield within 6 minutes (approx.), Manchester, Leeds and York. The Peak District is a short drive away for visiting local villages and a host of countryside trails.

The property briefly comprises: Entrance hallway, living kitchen, pantry cupboard, balcony, master bedroom, master en-suite shower room, bedroom 2, bedroom 3, bathroom, cloaks cupboard and utility cupboard.

Outbuildings: Single garage.



PENTHOUSE LEVEL

On the ground floor, double oak doors with double glazed panels, controlled by an intercom/keypad, open to the communal entrance hallway, with a lift and stairs providing access to all floors.

From a private landing, an oak entrance door opens to Apartment 5.

Entrance Hallway

Providing a warm welcome and having a vaulted ceiling, Velux roof window with remote opening and controlled blind, wall mounted light points, central heating radiator with a decorative cover, Comelit intercom handset and LVT flooring. Oak doors open to the living kitchen, master bedroom, bedroom 2, bedroom 3, bathroom, utility cupboard and cloaks cupboard.

Living Kitchen

31'0 x 25'11 (9.45m x 7.90m)

An exceptional open plan living kitchen that is filled with natural light and features a tall, vaulted ceiling. Having Velux roof windows with remote controlled opening and blinds, recessed lighting, pendant light points, wall mounted light points, central heating radiators with decorative covers, TV/aerial/satellite/data points, telephone points and LVT flooring. The kitchen area comprises tiled flooring and a range of fitted base/wall and drawer units, which incorporate granite work surfaces, upstands, glass splashbacks, under-counter and plinth lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap.

The work surface extends to provide space for three chairs. The integrated appliances include a Neff four-ring induction hob with an extractor hood above, an AEG fan assisted oven, an AEG microwave oven, a Siemens dishwasher and a Bosch full-height fridge/freezer. An oak door opens to a pantry cupboard. There is also a deep storage cupboard with a light point and shelving. Tri-folding aluminium doors with double glazed panels and an electric blind open to the balcony.

Pantry Cupboard

Having fitted shelving and LVT flooring.

Balcony

18'0 x 5'7 (5.49m x 1.70m)

A beautiful balcony with a sizeable terrace, enclosed by glazed balustrading and having exterior lighting and an external power point. Access can be gained to the living kitchen and master bedroom.



ENTRANCE HALLWAY





LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



BALCONY



PENTHOUSE LEVEL CONTINUED

Master Bedroom

22'6 x 14'1 (6.86m x 4.29m)

A luxurious master suite with a vaulted ceiling, Velux roof windows with remote controlled opening and blinds, recessed lighting, wall mounted light points and central heating radiators with decorative covers. A range of fitted furniture incorporates short hanging and a vanity table with drawers. Double doors open to a built-in wardrobe with a recessed light point and a clothes hanging rail. An oak door opens to the master en-suite shower room. A bi-folding aluminium door with double glazed panels also opens to the balcony.

Master En-Suite Shower Room

Being fully tiled in travertine and having a Velux roof window with a fitted blind, recessed lighting, extractor fan, central heating radiator, dual fuel chrome heated towel rail, fitted vanity mirrors and a shaver point. A Villeroy & Boch suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall is a shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

16'1 x 14'6 (4.90m x 4.42m)

A spacious double bedroom with Velux roof windows with fitted blinds, recessed lighting, central heating radiator and a TV/aerial point. Double doors open to a built-in wardrobe, which incorporates a recessed light point, clothes hanging rail and a shelf.

Bedroom 3

14'1 x 13'9 (4.29m x 4.19m)

Another double bedroom with Velux roof windows with fitted blinds, recessed lighting, central heating radiator and a TV/aerial point.

Bathroom

Being fully tiled in travertine and having a Velux roof window with a fitted blind, recessed lighting, extractor fan, dual fuel chrome heated towel rail, fitted vanity mirror and a shaver point. A Villeroy & Boch suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall is a panelled bath with a Hansgrohe chrome mixer tap, a fitted shower, an additional hand shower facility and a glazed screen.

Cloaks Cupboard

Having a sensor activated recessed light point, cloaks hanging rail and LVT flooring. There is an additional cupboard above.

Utility Cupboard

A useful cupboard with LVT flooring, fitted shelving, space/provision for a washing machine and housing the Worcester condensing boiler.



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 2



BATHROOM

EXTERIOR & GARDENS

From Twentywell Lane, an intercom operated sliding electric gate and a separate secure pedestrian gate opens to the development. A communal block paved courtyard has exterior lighting, landscaped borders and visitor/ resident parking. Access can be gained beneath a canopy to Apartment 5's single garage with parking for one vehicle in front. A timber gate with a digital lock also opens to a footpath, which leads to ancient woodland at the rear of the development.

Single Garage

19'1 x 9'6 (5.82m x 2.90m)

Having an electric up-and-over remote controlled door, automatic lights and power.

Steps rise from the courtyard to the rear of the buildings, where there is a communal landscaped garden that is mainly laid to lawn and has mature trees, shrubs and a circular gravelled area with space for seating. The gardens are fully enclosed by timber fencing for privacy and security.



COMMUNAL REAR GARDEN



SINGLE GARAGE

PENTHOUSE LEVEL

Total Approximate Area:
1980 SQ.FT. (183.9 SQ.M)

Garage Approximate Area:
181 SQ.FT. (16.8 SQ.M)



COMMUNAL REAR GARDEN

BEDROOMS 3	BATHROOMS 2
LIVING ROOMS 1	SQFT 1,980
TENURE Commonhold	COUNCIL TAX E

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	81	81
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Service Charge

£3,800 per annum, which can be paid in monthly or 6-monthly instalments. The service charge includes electricity for the communal areas and access gates, lift maintenance, grounds and buildings maintenance, cleaning of the communal areas, buildings insurance and window cleaning.

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is ADSL and the mobile signal quality is good.

Rights of Access/Shared Access

The communal areas are shared.

Covenants, Easements, Wayleaves and Flood Risk

The land is subject to restrictive covenants as may have been imposed thereon before 6 November 1978 and are still subsisting and capable of being enforced. There are no easements or wayleaves. The flood risk is 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.

APARTMENT 5, WOODVALE

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£595,000

Viewing strictly by appointment with
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