

APARTMENT 3 VICTORIA HOUSE



BLENHEIM





Welcome to Apartment 3
Victoria House, an outstanding
two bedroomed duplex
apartment comprising
approximately 1389 sq.ft. of
fabulous living spaces. Recently
converted, this striking stone
building is located in an enviable
position opposite Sheffield's
Botanical Gardens.

The heart of the home is the open plan dining kitchen, featuring a good-sized living/dining area and two bay windows that allow natural light to fill the space. Showcasing contemporary design, the kitchen incorporates a range of high-specification integrated appliances by AEG, Bosch, Miele and Siemens. There is also a useful utility cupboard and a separate WC that are accessible from the entrance hall. Each of the bedrooms have the benefit of a luxurious en-suite, whilst the second bedroom boasts its own dressing area with fitted furniture. The master bedroom could also serve as an additional reception room if required. Externally, vehicular access is from Rutland Park and there is one allocated parking space to the rear of the building.

Victoria House is conveniently located for access to a host of amenities within Broomhill and Ecclesall, including restaurants, shops, cafes, public houses and supermarkets. Just across the road is Sheffield's Botanical Gardens, perfect for a gentle stroll around one of the areas most beautiful outdoor spaces. Endcliffe Park and Bingham Park are a short distance away too. Sheffield's private and NHS hospitals are extremely accessible within a short drive or walk. Close by are a range of highly regarded public and private schools, including Sheffield Girls', Westbourne Junior and Senior School, Birkdale School and Tapton Secondary School. Sheffield's universities and city centre are also easily reachable. The Peak District offers many points of interest and is reachable within a short journey.

The property briefly comprises of on the first floor:

Entrance hall, dining kitchen, WC, utility cupboard, master bedroom/living room, boiler cupboard, master en-suite shower room.

On the second floor: Landing, bedroom 2 dressing area, bedroom 2 en-suite bathroom and bedroom 2.

From the ground floor, a communal staircase rises to the first floor where there is a communal landing and access is gained to the apartment.

Communal Landing

Having rear facing timber obscured glazed panels, pendant light point and a timber door opening to Apartment 3.

FIRST FLOOR

A timber door opens to the:

Entrance Hall

Having a coved ceiling, recessed lighting, central heating radiator and deep skirtings. Timber doors open to the dining kitchen, WC, utility cupboard and master bedroom/ living room.

Dining Kitchen

22'9 x 21'6 (6.93m x 6.55m)

Living/Dining Area

A light and airy reception room with front and side facing bay windows incorporating hardwood double glazed sash windows, coved ceiling, recessed lighting and pendant light points. Also having MVHR vents, central heating radiators, TV/aerial cabling and deep skirtings. A wide opening leads into the kitchen.

Kitchen

Featuring a variety of integrated appliances and having recessed lighting and MVHR vents. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, splash backs and an inset 1.5 bowl stainless steel sink with a Vado chrome mixer tap and a separate Insinkerator boiling tap. The appliances include an AEG four-ring induction hob, a Miele fan assisted oven, a Miele microwave oven, a Bosch dishwasher, a full-height Siemens fridge/freezer and a wine cooler.

WC

With recessed lighting, an extractor fan, partially tiled walls and deep skirtings. A suite in white comprises a wall mounted WC and an Agape wall mounted wash hand basin with a chrome mixer tap.

Utility Cupboard

Having a recessed light point and housing the fuse board. There is space/provision for a washing machine.

Master Bedroom/Living Room

17'10 x 16'5 (5.43m x 5.00m)

A good-sized double bedroom, which could also serve as a reception room if desired. Having a side facing bay window with hardwood double glazed sash windows, coved ceiling, recessed lighting, pendant light point, MVHR vent, central heating radiators and deep skirtings. Timber doors open to the boiler cupboard and master en-suite shower room.

Boiler Cupboard

Housing the Ideal boiler.

Master En-Suite Shower Room

Having a side facing hardwood double glazed obscured sash window, recessed lighting, extractor fan, partially tiled walls, heated towel rail and tiled flooring. There is a suite in white, which comprises a wall mounted WC and a wall mounted Agape wash hand basin with a Dornbracht chrome mixer tap. To one wall is a shower enclosure with a fitted Vado rain head shower and a glazed screen/door.

From the entrance hall, a staircase with a timber hand rail rises to the second floor.



MASTER BEDROOM/LIVING ROOM



LIVING/DINING AREA



LIVING/DINING AREA



DINING KITCHEN





MASTER BEDROOM/LIVING ROOM



MASTER BEDROOM/LIVING ROOM



MASTER EN-SUITE SHOWER ROOM

SECOND FLOOR

Landing

With wall mounted light points and a timber door opening to bedroom 2. Access can be gained to a cupboard which houses the MVHR system.

Bedroom 2 Dressing Area

Having a rear facing hardwood double glazed sash window, recessed lighting, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An opening gives access to the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

A sizeable en-suite bathroom with recessed lighting, extractor fan, partially tiled walls, heated towel rail, illuminated vanity mirror, recessed tiled shelves and tiled flooring. Two timber doors open to storage cupboards with shelving. There is a suite in white, which comprises a wall

mounted WC and a wall mounted Lusso wash hand basin with a Vado chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

11'10 x 10'9 (3.60m x 3.27m)

Having a Velux roof window, recessed lighting, pendant light point, MVHR vent, central heating radiator and TV/aerial cabling. Timber doors provide access to the attic space.



BEDROOM 2



BEDROOM 2 EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE BATHROOM

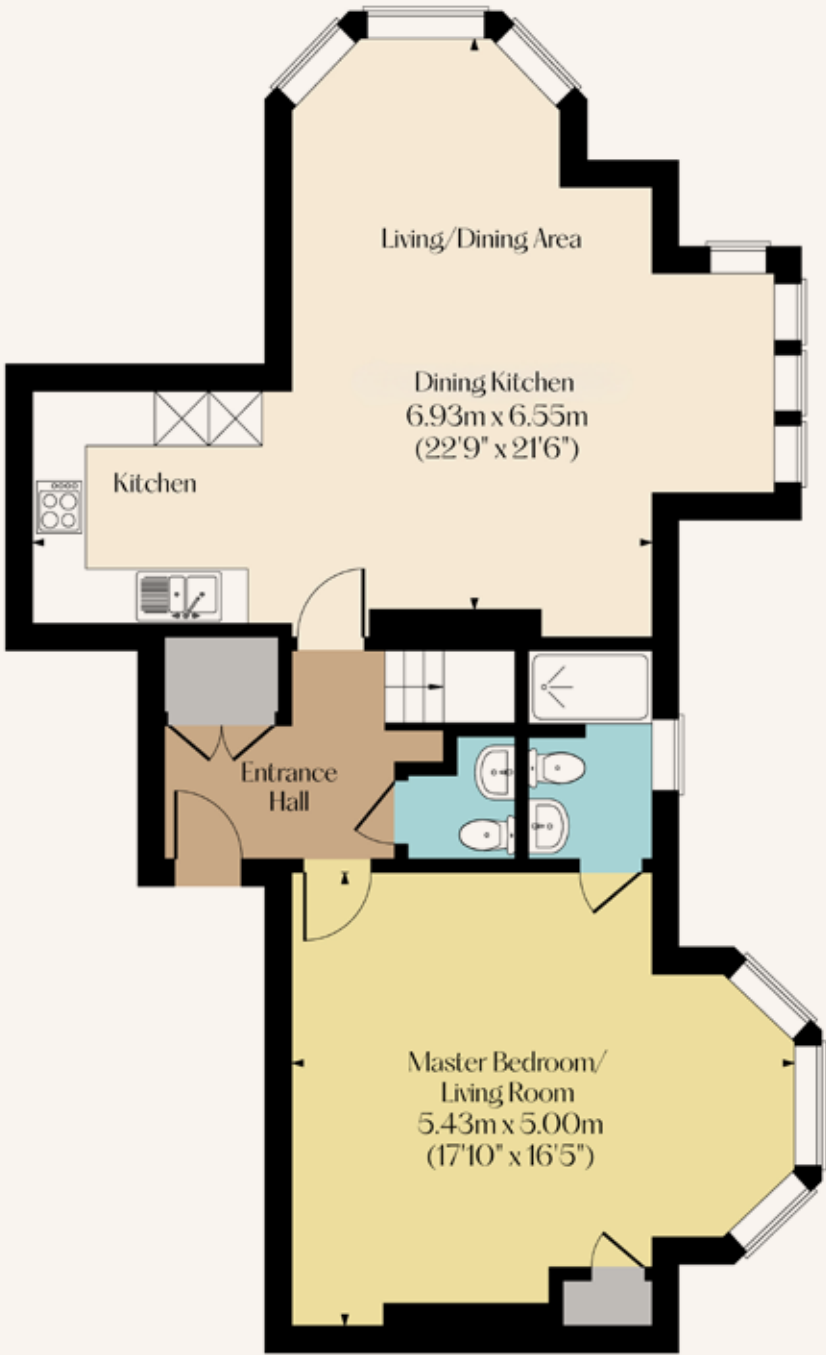


BEDROOM 2 DRESSING AREA



FIRST FLOOR

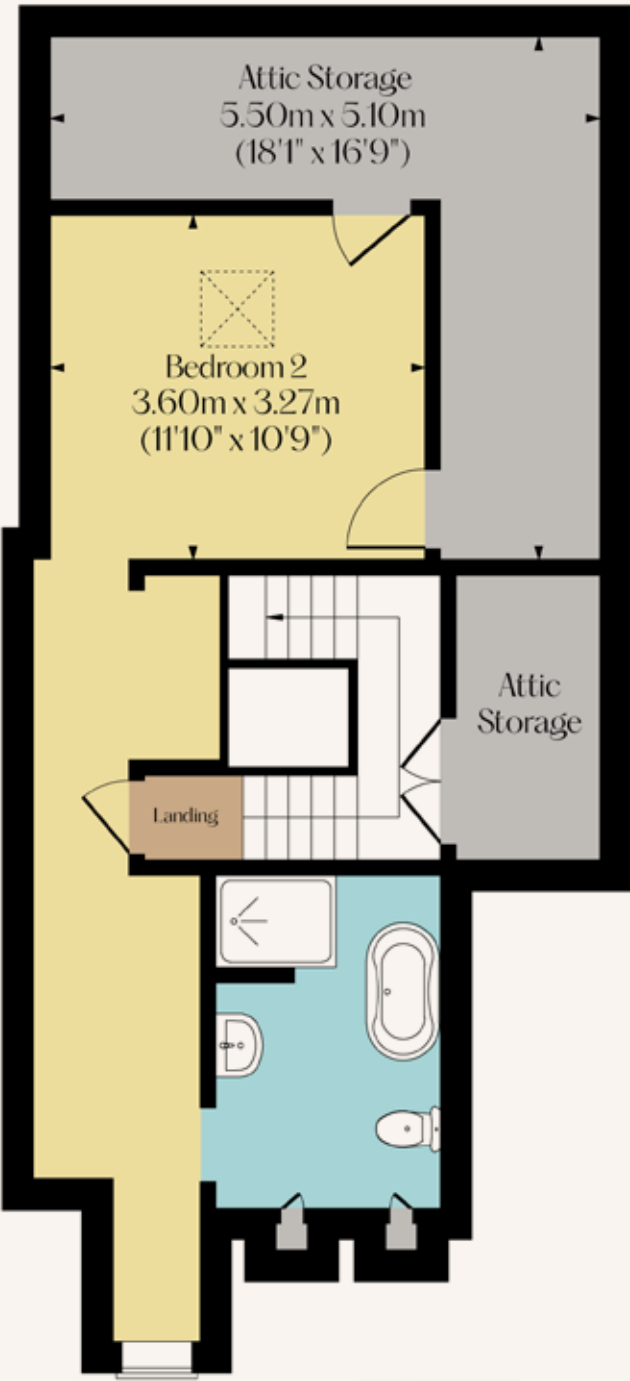
Approximate Floor Area:
789 SQ.FT. (73.3 SQ.M)



SECOND FLOOR

Approximate Floor Area:
600 SQ.FT. (55.7 SQ.M)

Total Approximate Floor Area:
1389 SQ.FT. (129.0 SQ.M)



BEDROOMS 2	BATHROOMS 2
LIVING ROOMS 1	SQFT 1,389
TENURE Leasehold	COUNCIL TAX & EPC Not Available

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband in the area and the mobile signal quality is good.

Rights of Access/Shared Access

The internal and external communal areas are shared.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

Conservation Area

The property is located in the Broomhill Conservation Area.

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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45 Rutland Park, Botanical Gardens,
Sheffield, South Yorkshire, S10 2PB

Offers in Excess of
£500,000

Viewing strictly by appointment with
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