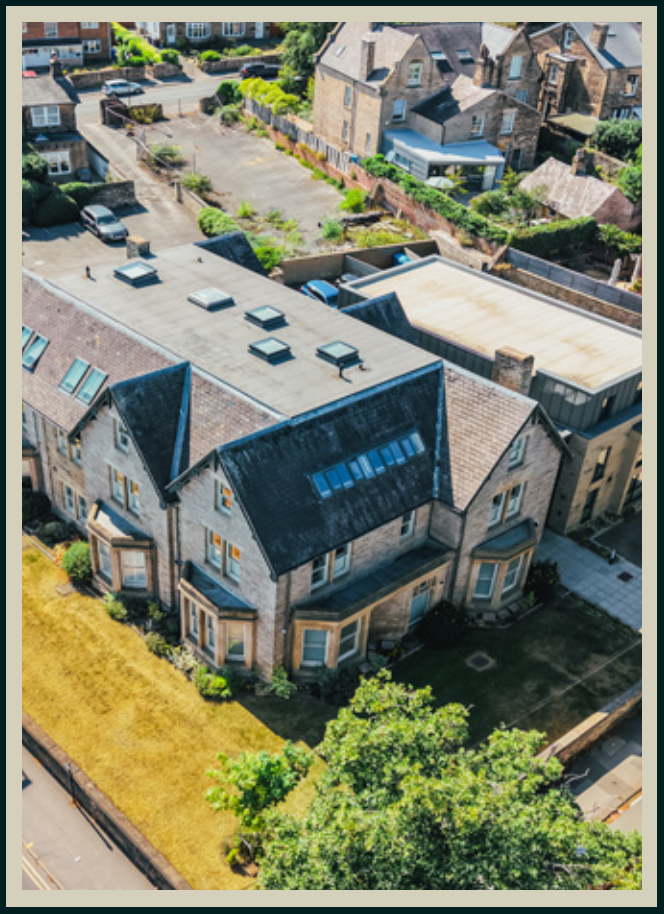
# APARTMENT 3, BOTANICAL HOUSE



BLENHEIM

*Image for illustration purposes onl



ENTRANCE HALLWAY

# Welcome to Apartment 3, Botanical House, a two bedroomed home located in a highly sought-after area that offers modern convenience for a variety of purchasers and being close to local amenities.

Welcome to Apartment 3, Botanical House, a two bedroomed second floor apartment located in a highly sought-after area that offers modern convenience for a variety of purchasers and being close to local amenities.

The property 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. 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:** Entrance hallway, inner hallway, living kitchen, WC, cupboard, master bedroom, master en-suite shower room, bedroom 2 and bathroom.

# GROUND FLOOR

*A composite door opens to the entrance hallway.*

## Entrance Hallway

Having a pendant light point. A staircase rises to the inner hallway.

## Inner Hallway

With flush light points and underfloor heating. Timber doors open to the living kitchen, boiler cupboard, WC, master bedroom, bedroom 2 and bathroom.

## Living Kitchen

21'9 x 21'6 (6.62m x 6.55m)

Having a front facing aluminium double glazed window, flush light points, pendant light points, recessed lighting and a TV/aerial point with underfloor heating. There is fitted shelving. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.0 bowl sink with a chrome Quooker tap. Appliances include an induction hob with a suction extractor, Siemens oven, microwave and a full-height fridge/freezer.

## WC

With recessed lighting, extractor fan and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

## Cupboard

Housing the hot water cylinder and boiler.

## Master Bedroom

13'3 x 9'11 (4.05m x 3.03m)

Having a rear facing aluminium double glazed window, flush light point, wall mounted light point and underfloor heating. Fitted furniture includes long hanging and shelving. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

With recessed lighting, extractor fan, heated towel rail and underfloor heating. A suite in white comprises a WC and a wash hand basin with a chrome mixer tap. To one wall is a walk-in shower with a rainhead shower, additional hand shower facility and a glazed screen.

## Bedroom 2

15'5 x 10'7 (4.70m x 3.20m)

With a rear facing aluminium double glazed window, flush light point, TV/aerial point and underfloor heating. Fitted furniture includes long hanging and shelving.

## Bathroom

Having a side facing aluminium double glazed obscured window, recessed lighting, extractor fan and a heated towel rail. To one wall is a panelled bath with a chrome mixer tap, a fitted rainhead shower and a glazed screen.

## Exterior and Gardens

There are two allocated, gated parking spaces.



LIVING KITCHEN











LIVING KITCHEN

MASTER BEDROOM

MASTER EN-SUITE SHOWER ROOM

BEDROOM 2



BATHROOM



EXTERIOR AND GARDENS




ALLOCATED PARKING



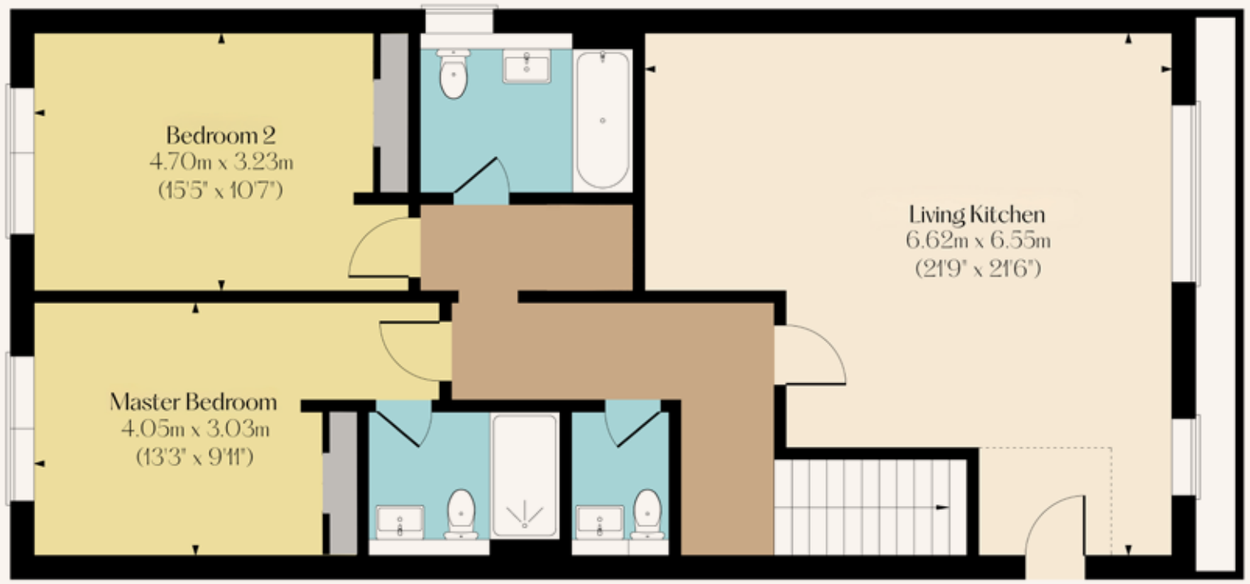
BOTANICAL GARDENS



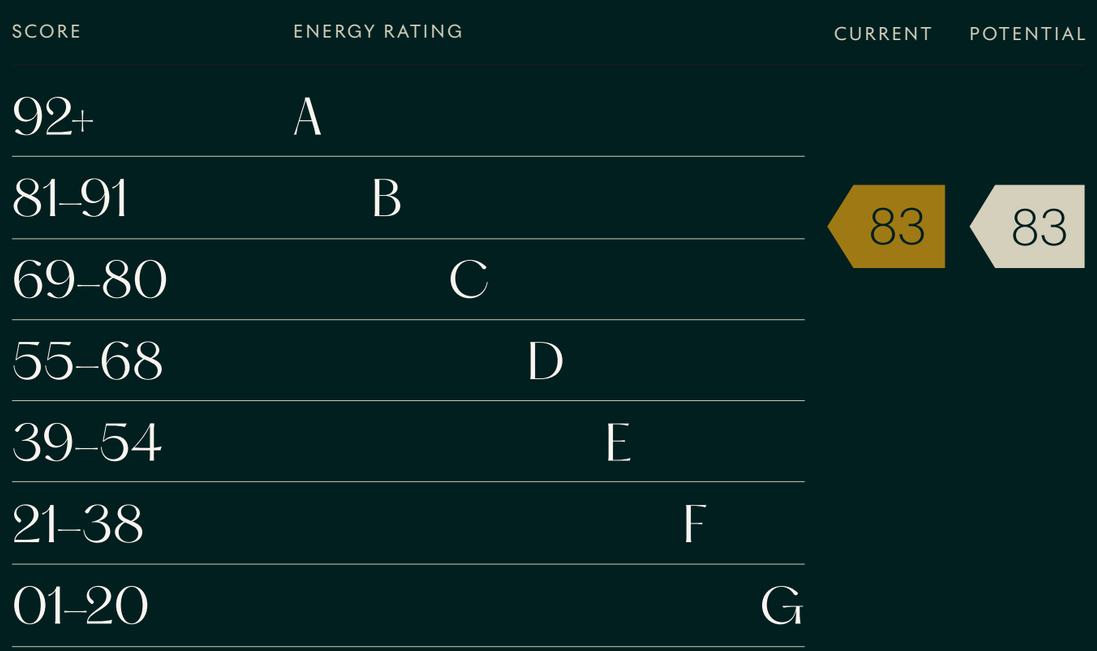
BOTANICAL GARDENS

# GROUND FLOOR

Total Approximate Floor Area:
1006 SQ.FT. (93.5 SQ.M)



| BEDROOMS | BATHROOMS |
|---|---|
| 2 | 2 |
| **LIVING ROOMS** | **SQFT** |
| 1 | 1,006 |
| **TENURE** | **COUNCIL TAX** |
| Leasehold | D |




## Services

Mains connected. The broadband is fibre and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Tenure Details

Service charge is £501 quarterly. (£2004 annually). There are 194 years remaining on the lease. Ground rent is £200 per year.

## Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There are no 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.

# APARTMENT 3, BOTANICAL HOUSE

46 Rutland Park, Sheffield,
South Yorkshire, S10 2PB

## Asking Price
## £450,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

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