APARTMENT 2
VICTORIA HOUSE

BLENHEIM

45

Apartment 2 Victoria House forms part of a striking stone building, which has been recently converted and sits in an enviable position opposite Sheffield's Botanical Gardens.

This two bedroomed apartment is arranged across two floors, totalling approximately 1275 sq.ft and offers the opportunity for the new owner to tailor the decor to their taste.

The heart of the home is the open plan dining kitchen, featuring a good-sized living/dining area and a square bay window that allows natural light to fill the space. Showcasing contemporary design, the kitchen incorporates a range of high-specification integrated appliances by Bosch, Miele, Siemens and CDA. 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, master bedroom/living room, boiler cupboard, master en-suite shower room, WC, utility cupboard and dining kitchen.

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

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 2.

FIRST FLOOR

A timber door opens to the:

Entrance Hall

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

Master Bedroom/Living Room

16'6 x 14'8 (5.04m x 4.47m)

A spacious double bedroom suite, which could also serve as a reception room if desired. Having rear facing hardwood double glazed sash windows, coved ceiling, recessed lighting, pendant light point, MVHR vent, central heating radiator 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

A modern en-suite shower room with a side facing hardwood double glazed obscured panel, recessed lighting, extractor fan, partially tiled walls, heated towel rail and tiled flooring. A suite in white comprises a wall mounted WC and a wall mounted vanity unit, incorporating a Lusso wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall is a walk-in shower enclosure with a fitted Vado rain head shower and a glazed screen/door.

WC

Having recessed lighting, extractor fan, partially tiled walls and deep skirtings. 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.

Utility Cupboard

With a recessed light point, housing the fuse box and having plumbing for a washing machine.

Dining Kitchen

23'8 x 20'4 (7.22m x 6.19m)

A generously proportioned open plan space that has been well-designed to accommodate modern lifestyles.

Living/Dining Area

Having a front facing bay window incorporating hardwood double glazed sash windows, coved ceiling, recessed lighting and pendant light points. Also having MVHR vents, central heating radiators, TV/aerial point and deep skirtings. A wide opening leads into the kitchen.

Kitchen

A well-appointed kitchen with a front facing hardwood double glazed sash window, recessed lighting and MVHR vents. There is a range of fitted base/wall and drawer units, incorporating work surfaces, splash backs and an inset 1.0 bowl Grohe stainless steel sink and a brushed chrome mixer tap with boiling water function. Appliances include a Bosch four-ring induction hob, a Miele fan assisted oven, a Miele microwave oven, a Siemens full-height fridge/freezer, a Bosch dishwasher and a CDA wine cooler.

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

DINING KITCHEN

DINING KITCHEN

DINING KITCHEN

MASTER BEDROOM

MASTER BEDROOM

MASTER EN-SUITE SHOWER 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

17'9 x 14'1 (5.40m x 4.30m)

A superb bedroom suite with a Velux roof window, side facing hardwood double glazed sash window, recessed lighting, MVHR vent, central heating radiators and TV/aerial cabling. An opening gives access to the bedroom 2 dressing area.

Bedroom 2 Dressing Area

With recessed lighting and a range of fitted furniture. An opening leads into the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

A luxurious en-suite bathroom with a rear 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 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. A timber door opens to eaves storage.

BEDROOM 2 EN-SUITE BATHROOM

BEDROOM 2 EN-SUITE BATHROOM

BEDROOM 2

BEDROOM 2

BEDROOM 2 DRESSING AREA

BEDROOM 2 DRESSING AREA

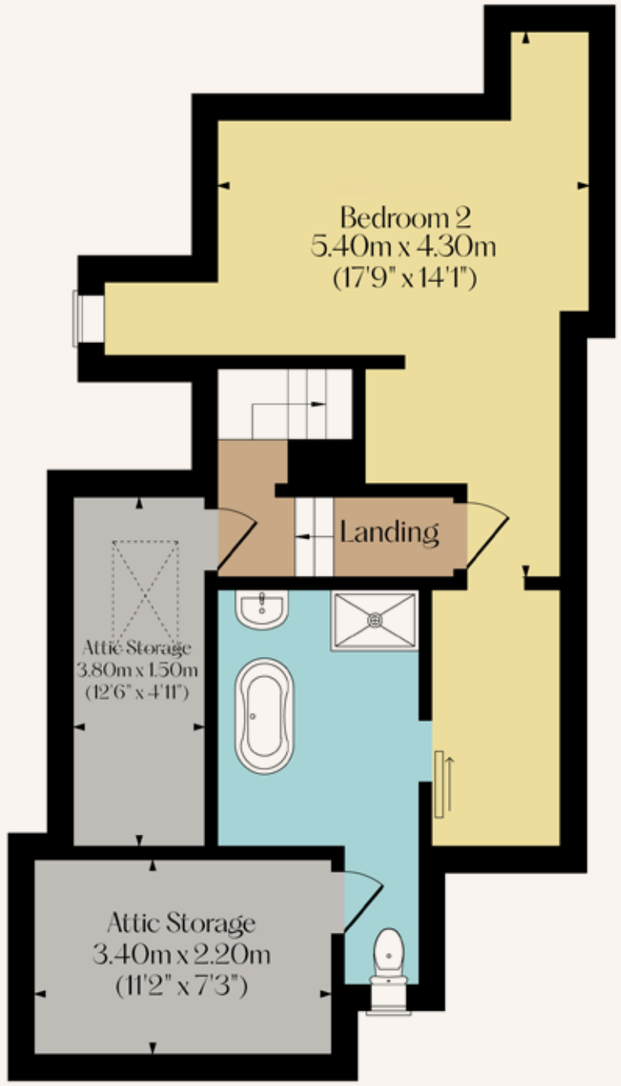
FIRST FLOOR

Approximate Floor Area:
728 SQ.FT. (67.6 SQ.M)

SECOND FLOOR

Approximate Floor Area:
547 SQ.FT. (50.8 SQ.M)

Total Approximate Floor Area:
1275 SQ.FT. (118.4 SQ.M)



BEDROOMS	BATHROOMS
2	2
LIVING ROOMS	SQFT
1	1,275
TENURE	COUNCIL TAX & EPC
Leasehold	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.

APARTMENT 2 VICTORIA HOUSE

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

Offers in Excess of £500,000

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

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