

# 3 WESTBROOK APARTMENTS



BLenheim



# 3 WESTBROOK APARTMENTS IS A BEAUTIFUL HOME THAT HAS SUPERB ACCESS TO LOCAL AMENITIES.

*With light-filled, contemporary living spaces and three double bedrooms, it is well-suited to a family and has two allocated car parking spaces.*





KITCHEN

On the ground floor is the heart of the home, being the well-appointed kitchen with integrated appliances and a south facing balcony.

Allowing for flexible living, the ground floor also has a master bedroom with an en-suite, an additional double bedroom and a bathroom. On the first floor, there is a large mezzanine lounge with glass surrounds and glass roof panels, a third double bedroom and a roof top balcony.

The property is located on Sharrow Vale Road within a contemporary apartment complex. It is close to a variety of local amenities, including those on Ecclesall Road offering shops, restaurants, public houses and supermarkets. The centre of Sheffield is just 1.5 miles from the property, and the Peak District is also easily accessible.

**The property briefly comprises of on the ground floor:** Kitchen, balcony, hallway, master bedroom, master en-suite shower room, bedroom 2, bathroom and storage cupboard/wardrobe.

**On the first floor:** Lounge, bedroom 3 and balcony.





KITCHEN

# GROUND FLOOR

*A stylish oak door opens to the kitchen.*

## Kitchen

24'11 x 19'11 (7.60m x 6.06m)

A stunning kitchen with rear and side facing aluminium double glazed panels, recessed lighting, central heating radiator with a decorative cover and grey polished tiled flooring. A range of fitted base/wall and drawer units incorporate a granite work surface, upstands and an inset 1.0 bowl, stainless steel sink with a chrome Quooker tap. Appliances are NEFF and include a four-ring induction hob, extractor hood, two NEFF ovens, a full-height fridge and a full-height freezer. An opening gives access to the hallway and an aluminium door with a double glazed panel opens to the ground floor balcony.

## Ground Floor Balcony

14'76 x 6'56 (4.50m x 2.00m)

With grey balustrading and composite decking.

## Hallway

Having a recessed light point and tiled flooring. Oak doors open to the master bedroom, bedroom 2, bathroom and storage cupboard.

## Master Bedroom

13'5 x 11'8 (4.09m x 3.56m)

A good-sized double bedroom with a front facing aluminium double glazed panel, fitted floor-to-ceiling shutters, recessed lighting, central heating radiator with a decorative cover and tiled flooring. Oak doors open to the storage cupboard and master en-suite shower room.

## Storage Cupboard/Wardrobe

Having a flush light point.

## Master En-Suite Shower Room

With a side facing aluminium double glazed obscured panel, recessed lighting, partially tiled walls, shaver point and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a separate shower enclosure with a rainhead shower and a glazed screen/door.

## Bedroom 2

11'2 x 10'2 (3.40m x 3.10m)

A double bedroom with a side facing aluminium double glazed window, recessed lighting, central heating radiator and oak flooring. Fitted furniture includes fitted shutters, long hanging, shelving and a desk.

## Bathroom

Having a side facing aluminium double glazed window, fitted shutters, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap.

## Storage Cupboard

A useful area for storage.

From the kitchen, a staircase with a handrail rises to the first floor.



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2



BATHROOM

# FIRST FLOOR

## Lounge

27'1" x 20'0" (8.26m x 6.09m)

A contemporary living space with glazed roof panels, wall mounted light points, up-lighters and a central heating radiator. A stylish oak door opens to bedroom 3.

## Bedroom 3

12'11" x 11'6" (3.93m x 3.50m)

A further double bedroom with a side facing double glazed panel, fitted shutters, recessed lighting and a central heating radiator. Timber doors with double glazed panels open to the first floor balcony.

## First Floor Balcony

22'8" x 5'3" (6.90m x 1.60m)

With glazed balustrading and composite decking.



LOUNGE



LOUNGE



LOUNGE



BEDROOM 3



FIRST FLOOR BALCONY



BEDROOM 3

# EXTERIOR & GARDENS

Access can be gained to the property via a shared access hallway.

The apartment has two allocated parking spaces directly in front of the property.

There is a shared garden amongst residents.



COMMUNAL GARDEN





FIRST FLOOR BALCONY



COMMUNAL GARDEN



COMMUNAL GARDEN



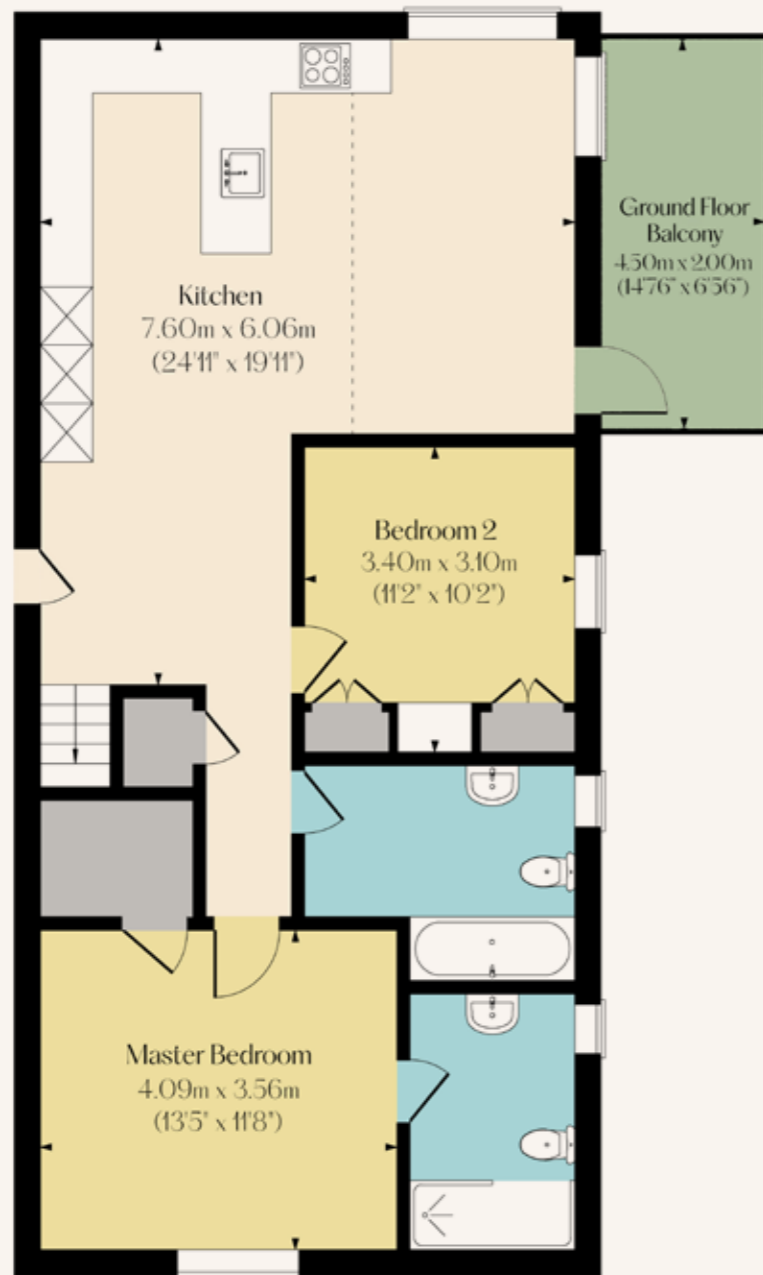
FIRST FLOOR BALCONY

# GROUND FLOOR

Ground Floor Approximate Floor Area:  
890 SQ.FT. (82.7 SQ.M)

Ground Floor Balcony Approximate Floor Area:  
96 SQ.FT. (9.0 SQ.M)

Total Approximate Floor Area:  
1807 SQ.FT. (168 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
703 SQ.FT. (65.3 SQ.M)

First Floor Balcony Approximate Floor Area:  
118 SQ.FT. (11.0 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>2</b>	SQFT <b>1,807</b>
TENURE <b>Leasehold</b>	COUNCIL TAX <b>E</b>

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	<b>76</b>	<b>76</b>
55-68	D		
39-54	E		
21-38	F		
01-20	G		

## Tenure Details

There are 165 years remaining on the lease. The service charge is £383.17 per month – the service charge includes the cost of heating and hot water for the apartment. The ground rent is £180 per year, paid in two instalments of £90 every six months.

## Services

Mains gas is delivered through a new communal boiler system, mains electricity, mains water and mains drainage. The broadband is super-fast fibre and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None 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.

# 3 WESTBROOK APARTMENTS

84 Porter Brook View, Sharrow Vale  
Road, Sheffield, South Yorkshire,  
S11 8ZJ

Offers in the Region  
of £625,000

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

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