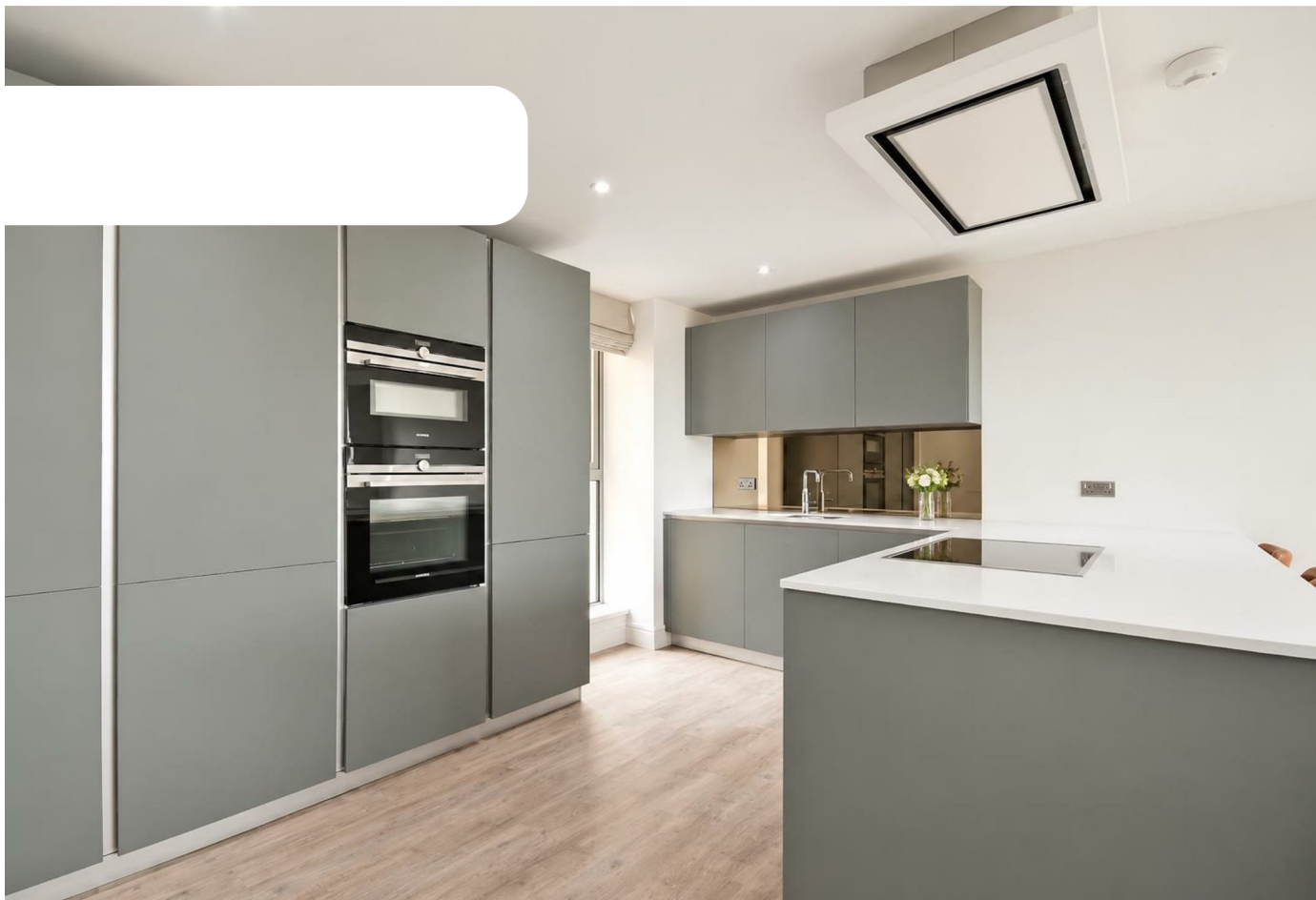




Apartment

APARTMENT 3 HILLGATE PLACE, 3 DAVID BALDWIN WAY, SHEFFIELD, S11 9ES

PCM

£1,995

FEATURES

- Imported Italian Karl Benz Kitchen
- Underfloor Heating Throughout
- Luxurious Contemporary Bathrooms
- Separate Utility Space for Washing Machine & Tumble Dryer
- Secure Gated Allocated Parking Included
- Private Spacious Balcony
- High Spec Appliances - Siemens
- Large Fitted Wardrobes & Ample Storage Throughout



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2 Bedroom Apartment located in Sheffield

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Council Tax Band

B

An exceptional two-bedroom, two-bathroom apartment situated within the prestigious Chelsea Heights development in the heart of Sheffield's sought-after S11 postcode. Featuring a stunning imported Italian Karl Benz kitchen, underfloor heating throughout, luxurious interiors and secure allocated parking.

Perfectly positioned moments from Chelsea Park, Ecclesall Road and Banner Cross, with an outstanding selection of independent cafés, restaurants, boutique shops, premium fitness studios and leisure facilities nearby. Offering an exclusive lifestyle with excellent connectivity to Sheffield City Centre and the Peak District.

Location & Nearby Amenities -

Ecclesall Road & Banner Cross – Approx. 3 Minute Drive

Endcliffe Park – Approx. 3 Minute Drive

Reformer Pilates & Yoga Studios – Approx. 3- Minute Drive

APARTMENT 3 HILLGATE

APPROXIMATE GROSS INTERNAL AREA = 86.9 SQ M / 935 SQ FT

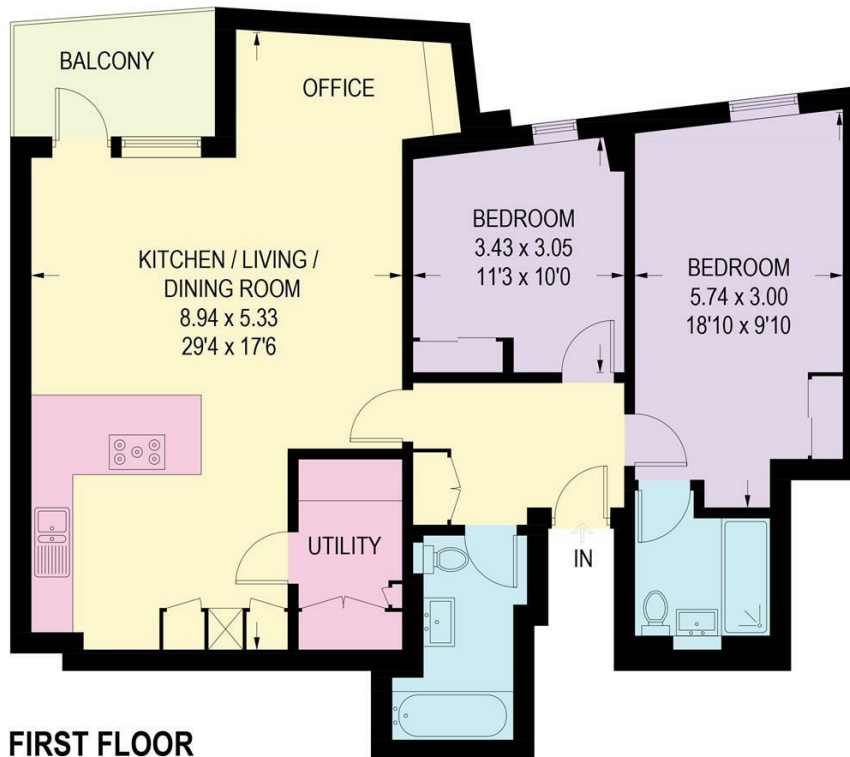


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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