



Apartment 5, 6 Cutlers Gardens, Kelham Island, Sheffield, S3 8FU

Saxton Mee

6 Cutlers Gardens

Kelham Island

Guide Price

£325,000

GUIDE PRICE: £325,000-£340,000

A superb three double bedroom penthouse apartment forming part of the highly regarded Cutlers Gardens development by Citu, occupying a fantastic position in the heart of Kelham Island.

Built in 2022 and arranged over two floors, this impressive apartment offers a generous amount of beautifully designed, light-filled accommodation, together with an exceptional private roof terrace.

The open-plan kitchen, dining and living space is a particular highlight, with high ceilings, large windows and direct access onto the terrace, creating a fantastic space for both everyday living and entertaining.

There are three generous double bedrooms, including a principal bedroom with its own en-suite shower room, together with a separate main bathroom with a bath. A spacious entrance hallway provides an excellent sense of arrival, with a large storage cupboard and a separate utility cupboard.

Built with sustainability and energy efficiency in mind, Cutlers Gardens forms part of Citu's award-winning Kelham Central development. The apartment benefits from high-performance glazing, electric heating and a mechanical ventilation with heat recovery system, alongside high levels of insulation and energy-efficient construction.

Residents also benefit from attractive landscaped communal gardens, while the excellent selection of independent cafés, restaurants, bars and shops throughout Kelham Island are all within easy walking distance. Sheffield city centre and excellent transport links are also close by.

A genuinely impressive penthouse apartment combining generous proportions, fantastic outside space and a superb position within one of Sheffield's most distinctive modern developments.



- Impressive Three Double Bedroom Penthouse
- Generous Accommodation Over Two Floors
- Exceptional Private Roof Terrace
- Spacious Open Plan Kitchen, Dining & Living
- High Ceilings & Excellent Natural Light
- Principal Bedroom With En-Suite
- Spacious Hallway & Excellent Storage
- Energy Efficient Modern Construction
- Landscaped Residents' Gardens
- Prime Kelham Island Location





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