

Saxton Mee

Penthouse Apartment 10 Blacka Moor Gardens, 291 Tolley Brook Road, Dore, Sheffield, S17 3QX



A unique opportunity to purchase a luxury second floor three bedroom penthouse apartment with balcony in this prestigious new development of ten apartments close to the centre of Dore village with its excellent amenities. The apartments are finished to a high specification and the development benefits from a lift, designated parking and beautifully landscaped communal grounds.

To register your interest please contact Sarah McDonagh, sarah.mcdonagh@saxtonmee.co.uk or James Mee, james.mee@saxtonmee.co.uk or telephone 0114 268 3241.

Offers around **£450,000**

SCHEME SPECIFICATION

Construction, Performance, Warranty and Insurance

Conventional brick cavity construction with rigid 100mm insulation, under slate roof. Joint less roof ridges and self-coloured wall render to minimise maintenance and service charges.

High insulation and acoustic performance designed to generate level B Sap performance rating

Premier Guarantee 2 year warranty on completion
Principal roof and balcony constructions and windows all carry 10 year insurance backed warranty.

Service Charges and Maintenance

Full service and buildings/grounds maintenance services in place on completion. Each property will be a shareholder in the BlackaMoor Gardens Service Co Ltd registered as a non-profit organisation. Control of maintenance provision to be passed to owners on full completion.

External

External tarmac road surfaces with block paved parking areas.

Landscaped grounds with weekly grounds and car park maintenance.

External dawn to dusk lighting passive low energy lighting.

Automatic vehicle gates with video control panel and key fob residents access.

Pedestrian access gate.

Step free access from car park to building.

Residents car wash facility incl power, water, vacuum and jet wash.

Main Entrance

Video entrance system ; key fob residents access

Double height entrance area

Glass atrium above

Staircase finished in Oak and Glass

6 person lift featuring the latest super silent and energy efficient electric traction lift.

Fully carpeted communal areas

Fully decorated in Farrow and Ball colour finishes.

APARTMENT FINISHES

General

All apartments will be fully decorated to Farrow & Ball colour finishes and carpeted throughout (excl. Kitchen and bathroom areas). Choice of colours available on early exchanges.

Internal Doors in solid oak, polished chrome fittings

Fully carpeted throughout

Burglar alarm system featuring text alert system to 6 nominated telephone numbers.

Video entry Phone/Access System to entry gates and main access.

BT fibre broadband ready. CAT 5 data cabling

Central Heating System

Gas central heating and hot water.

Underfloor heating throughout.

Digital room thermostats.

Web access and control (via app) to heating and hot water system.

Super quiet and efficient Vaillant Eco Tec boiler.

Electrical Fittings

Power and light fittings in polished chrome throughout.

Efficient LED chrome down lighters throughout

TV and Home Entertainment

Lounge areas in all apartments feature dual position TV/ SKY/Audio outputs either side of bay windows to allow choice of room arrangements.

CAT 5 cabling

Cabling for SKY multi-room

Ceiling mounted speaker system in Lounge area for surround sound entertainment to TV/AV. Wi-Fi connectivity to other Wi-Fi enabled music sources.

All apartments connected TV Aerials, Sky Dishes and Digital Radio Aerials.

Master Bedrooms with full access and connectivity to same.

Bathrooms and En Suite

Feature

Large walk in showers

Hansgrohe showers and taps

4 Bar high pressure showers

Underfloor heating

Electric towel rails

Porcelanosa tiling to walls and floors in choice of colours to early completions.

Advanced air extraction and humidity system

High Quality Modular bathroom furniture and Villeroy & Boch sanitaryware

Wall hung WCs incl. Soft close seats

Kitchens

Feature

Main appliances in AEG

Ceramic hob

Extractor

Built in Oven, Microwave, Warming drawer

Fridge

Freezer

Washing machine

Dishwasher

Wall and floor tiles in Porcelanosa. Choice of colours on early completions.

Additional ceiling mounted on demand air extraction system

High quality contemporary kitchens from Kesseler with full soft close finishes available in a choice of colours and styles for early completions.

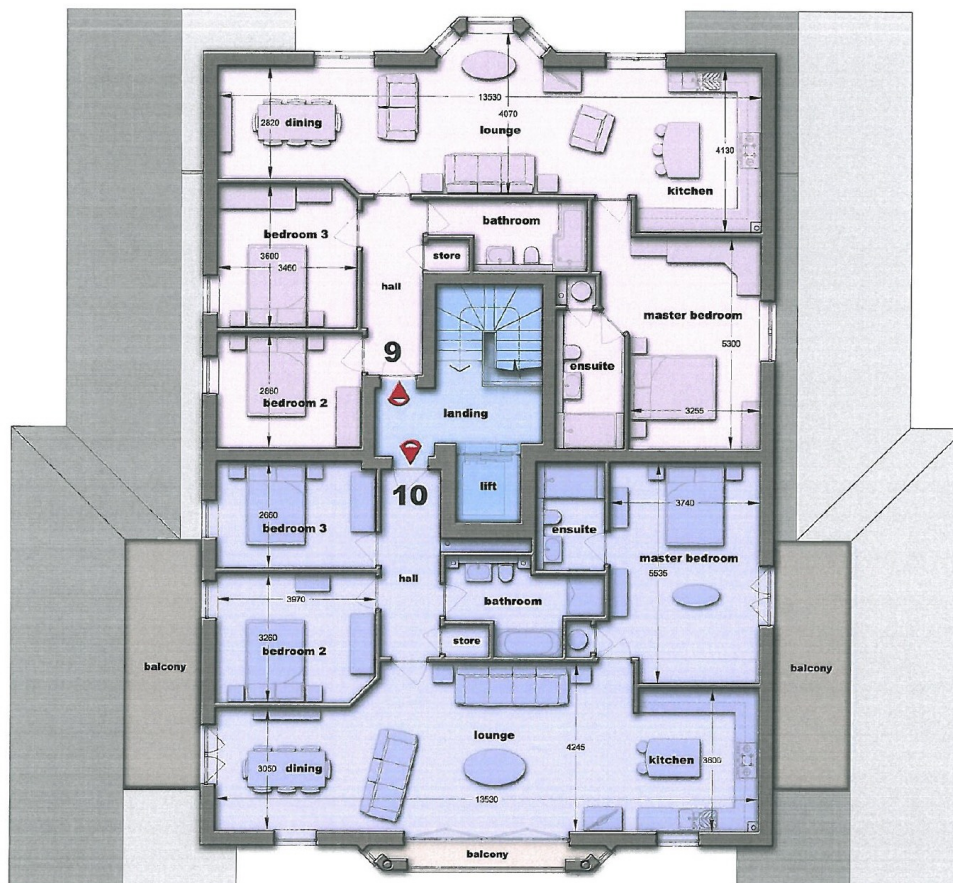
Silestone / Granite worktops



www.saxtonmee.co.uk

Property, properly.

Saxton Mee



Banner Cross
Dronfield
Hathersage
Bakewell
Matlock
www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN
1 Civic Centre, Dronfield S18 1PD
3 Bank View, Main Road, Hathersage S32 1BB
Matlock Street, Bakewell DE45 1EE
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241
T: 01246 290992
T: 01433 650009
T: 01629 815307
T: 01629 828250

E: bannercross@saxtonmee.co.uk
E: dronfield@saxtonmee.co.uk
E: hathersage@saxtonmee.co.uk
E: bakewell@saxtonmee.co.uk
E: matlock@saxtonmee.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' *Written Quotations of credit terms available on request.*