



Apartment 6, 3 Dover Road, Sheffield, S11 8RH

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Description

A superb apartment that represents the epitome of a modern lifestyle. If you are looking to combine living close to a thriving social scene, alongside having easy access into the city, and to live in a property that oozes style and sophistication, then look no further. Properties on this excellent and intimate development rarely become available on the open market and the penthouses are extremely well regarded and highly sought after. With over 906 square feet of accommodation, complemented by a private roof terrace where you can enjoy entertaining guests, number 6 also has a covered off-road parking area that is protected by an electric gate and lift access to all floors, for your convenience. There are only six properties on site and number six is one of only two penthouses. The properties are also incredibly efficient to run, with a B rating on the EPC. With generous proportions in all the right areas, including an outstanding, open plan living kitchen design and having two bathrooms to support the two double bedrooms. The fixtures and fittings are chic and mirror the feeling of quality that is felt throughout this property. You will not find a better located set of apartments in the city and number six is the pick on the development.

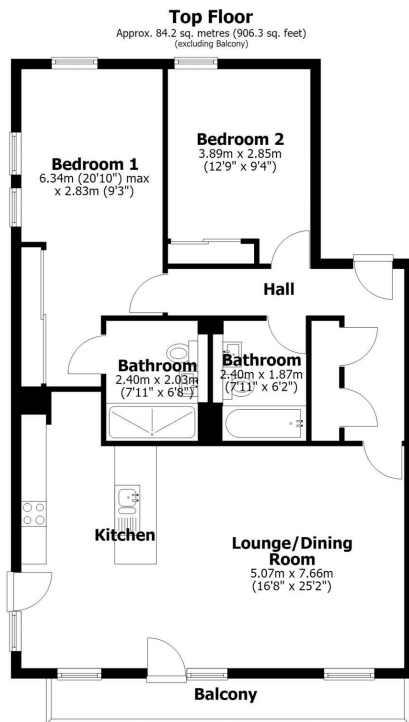
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Two double bedrooms, both with fitted wardrobes.
- Two luxurious bathrooms including an ensuite to the principal, with elegant tiling framing the modern sanitaryware.
- Open plan living kitchen design with a Juliette balcony alongside defined seating and dining areas.
- Quality fitted kitchen with integrated appliances, a breakfast bar peninsula and a chic, streamlined finish.
- Roof terrace overlooking the fashionable Ecclesall Road and providing valuable private space outside to enjoy throughout the year.
- Allocated, secure and covered off-road parking which is protected by electric gates.
- Lift access to all floors.
- 116 years left on the lease with annual ground rent of £100.
- Reasonable service charges of approximately £2500 per annum, Council Tax Band C.
- Modern heating, building regs and double glazing combine to produce an EPC rating of B81 which helps to reduce what can be expensive utility bills.







Total area: approx. 84.2 sq. metres (906.3 sq. feet)

All measurements are approximate
For Identification purposes only
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Flat 6, 3 Dover Road



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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