

LEMONT

PARK VIEW





Lemont Park View provides an exciting, private development of one and two bedroom apartments set within the popular suburb of Totley, with almost immediate access into the Peak Park, yet having transport links to the City and beyond.

Situated just off Lemont Road and having a central communal driveway and parking, with supplementary planting to ensure privacy and shade.

Each apartment benefits from outside seating, be it a private patio garden, balcony or private sun terrace, where you can enjoy lazy Sunday afternoons in the peace and tranquility of your own private space.



Landscape

Set within landscaped communal grounds and within easy access of local parkland, Lemont Park View offers a little haven of tranquillity.

Enter the grounds from Lemont Road, where a central driveway leads to allocated parking bays to keep Sheffield and beyond at your fingertips.

Close to hand are local shopping facilities, with bus links to the City and Dore & Totley train station a short drive away.

- One allocated Parking Bay per apartment.

The Apartments

Design and ingenuity combine to create these beautiful, one and two bedroom apartments, each with private outside space. Finished with quality Karl Benz kitchens and Hans Grohe bathroom fittings, and with options available for early reservations.



Two Bedroom Ground Floor Apartment

From the communal hallway, enter into this Ground Floor apartment to your private entrance foyer, further opening into the open living area. Having two double sliding doors leading to your private rear patio and further to the communal grounds laid to lawn. Providing an abundance of natural light, to one end of the space lies the quality fitted kitchen incorporating integrated appliances*.

Continue through the space, to the bathroom, finished in a choice of full height ceramic tiling and comprising wall hung WC, Vanity sink unit with recessed mirror above, Bath and shower over.

To the front of the property lies the Master bedroom with window overlooking the communal grounds along with a further bedroom with window.

Measurements:

Open Plan Living Area - 23.5 ft x 14 ft (Max)
Master Bedroom - 11.5 ft x 9 ft
Bedroom 2 - 11.5 ft x 6.5 ft
Bathroom - 7.5 ft x 6.5 ft

*Integrated appliances of electric oven, ceramic hob, extractor, fridge freezer and washer dryer fitted as standard. Please speak to an advisor for more details.

Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



One Bedroom Ground Floor Apartment

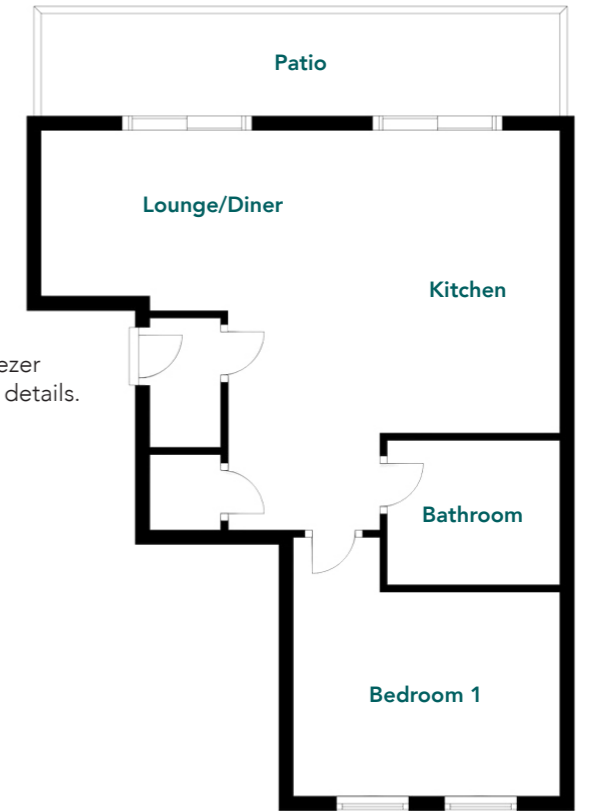
From the communal hallway, enter into this Ground Floor apartment to your private entrance foyer, further opening into the open living area. Having two double sliding doors leading to your private rear patio and further to the communal grounds laid to lawn. Providing an abundance of natural light, to one end of the space lies the quality fitted kitchen incorporating integrated appliances*.

Continue through the space, to the bathroom, finished in a choice of full height ceramic tiling and comprising wall hung WC, Vanity sink unit with recessed mirror above, Bath and shower over. To the front of the property lies the Master bedroom with double windows overlooking the communal grounds.

Measurements:

Open Plan Living Area - 23.5 ft x 14 ft (Max)
Master Bedroom - 11.5 ft x 9 ft
Bathroom - 7.5 ft x 6.5 ft

* Integrated appliances of electric oven, ceramic hob, extractor, fridge freezer and washer dryer fitted as standard. Please speak to an advisor for more details.



Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)





Two Bedroom Balcony Apartment

Take the stairs to this first floor apartment, enter into your private hallway from where doors lead to the two double bedrooms to the rear, and further door leads into the open living area. Having window and sliding doors leading to your private balcony, where you will be able to while away the hours looking out over the communal grounds. The living area, having an abundance of natural light and having a quality fitted kitchen incorporating integrated appliances*.

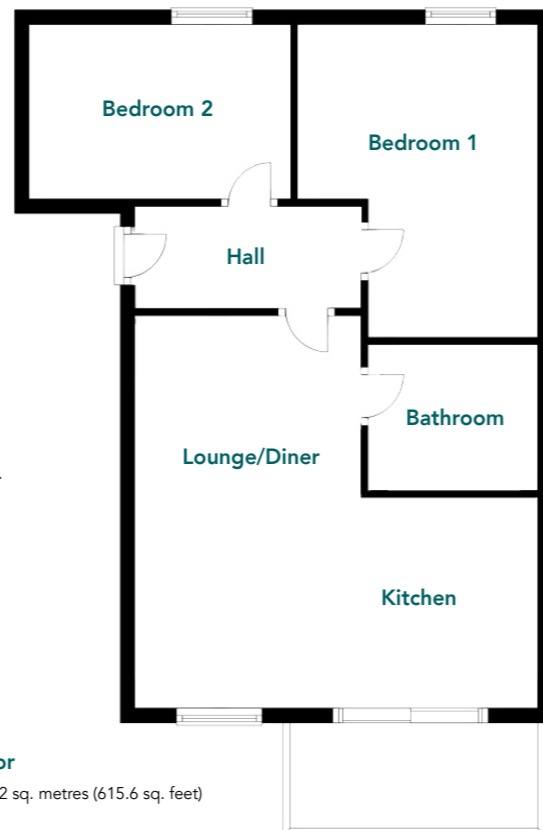
From the lounge, a door leads to the bathroom, finished in a choice of full height ceramic tiling and comprising wall hung WC, Vanity sink unit with recessed mirror above, Bath and shower over.

To the rear of the property lies the Master bedroom with window and built in wardrobe, along with a further double bedroom with window.

Measurements:

Open Plan Living Area - 17.5 ft x 10.5 ft
Kitchen Area - 9 ft x 8 ft
Master Bedroom - 14 ft x 11 ft
Bedroom 2 - 12 ft x 7.5 ft
Bathroom - 8 ft x 6 ft

*Integrated appliances of electric oven, ceramic hob, extractor, fridge freezer and washer dryer fitted as standard. Please speak to an advisor for more details.



Two Bedroom Balcony / Terrace Apartment

Take the stairs to this first / second floor apartment, enter into your private hallway from where doors lead to the two double bedrooms to the rear, and further door leads into the open living area. Having window and sliding doors leading to your private balcony, where you will be able to while away the hours looking out over the communal grounds. The living area, having an abundance of natural light and having a quality fitted kitchen incorporating integrated appliances*.

To the rear of the property lies the Master bedroom with window and built in wardrobe, along with a further double bedroom with window.

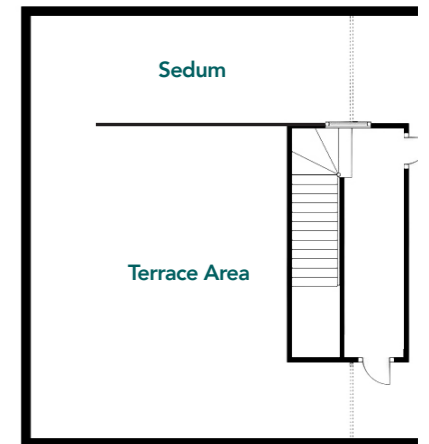
An excellent addition to this property is the private roof terrace, accessed via the central communal stair. Comprising of a large patio space with Sedum borders to ensure privacy and peace, this space provides unrivalled views out over Lemont Park and further toward Mickley. A perfect spot to enjoy all day sunshine and being an excellent location for summer entertaining.

From the lounge, a door leads to the bathroom, finished in a choice of full height ceramic tiling and comprising wall hung WC, Vanity sink unit with recessed mirror above, Bath and shower over.

Measurements:

Open Plan Living Area - 17.5 ft x 10.5 ft
Kitchen Area - 9 ft x 8 ft
Master Bedroom - 14 ft x 11 ft
Bedroom 2 - 12 ft x 7.5 ft
Bathroom - 8 ft x 6 ft

* Integrated appliances of electric oven / hob, fridge freezer and washer dryer fitted as standard. Please speak to an advisor for more details.



Specification

Each apartment, having an open plan living / kitchen area has a host of integrated appliances ensuring that when not in use everything is neatly tucked away and out of sight. Comprising a number of Karl Benz gloss laminate units* and incorporating:

Electric Ceramic Hob
Electric Oven
Extractor
Tower Fridge Freezer
Integrated Washer/Dryer

Bathrooms incorporating white sanitary ware, Hans Grohe fittings and finished with full height ceramic tiling.

To the living area / hallway, a choice of laminate flooring and carpeting to bedroom/s.*

High speed internet, TV and telephones are supplied to the premises via BT Fibre, allowing the purchaser to build a tailored package for their individual needs.



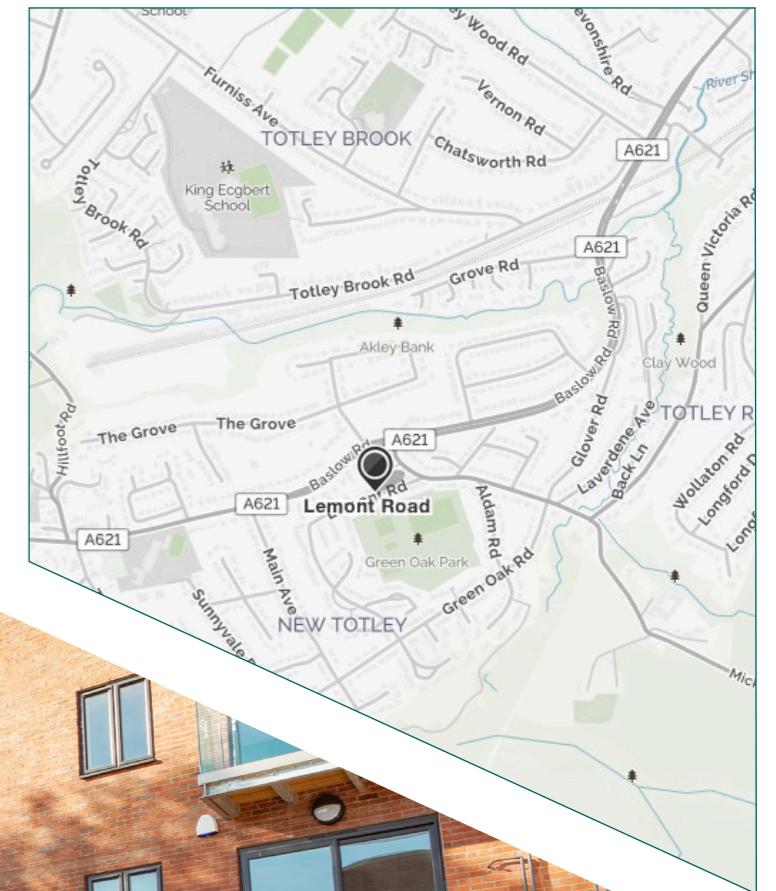
*All rights are reserved to change appliances / manufacturers where specified for an equivalent manufacturer.

*BT Fibre connection to each residence based on an individual subscription. Prices vary depending upon the chosen subscription.

Location

Lemont Park View lies to the western edge of the city, in the leafy and popular suburb of Totley. Just a short walk to local amenities and parkland, yet within an easy commute of the City Centre.

Having comprehensive transport links, reputable schooling and local eateries, whilst being on hand for all that Sheffield and the Peak Park has to offer.





 **morfittsmith**
we care about your move


LEMONT
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Furniture and soft furnishings are not included, home specification can vary and images shown may include upgraded features. Floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.