



## Old Bradfield Waterworks, Bradfield, S6

£2,050 Per Calendar Month

- HISTORIC CHARM MEETS MODERN LUXURY
- CONTEMPORARY INTERIORS
- COMMUNAL GARDENS & SECURE PARKING
- RENT - £2050PCM
- COUNCIL TAX TBC
- LUXURY 5 BED APARTMENTS
- OPEN PLAN LIVING SPACES
- CHARMING VILLAGE LOCATION
- BOND - £2365

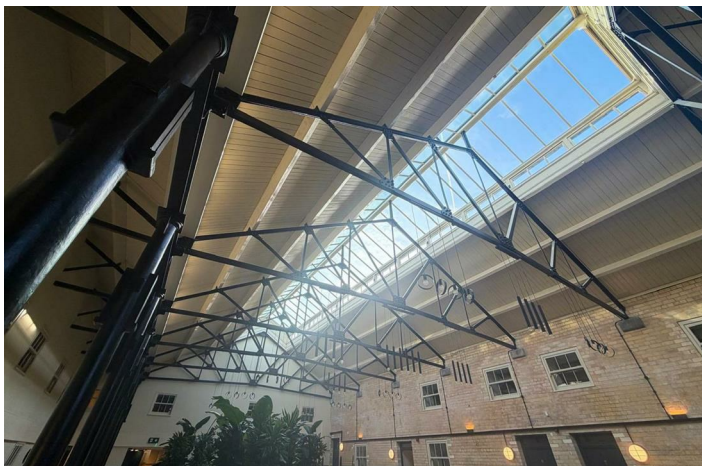
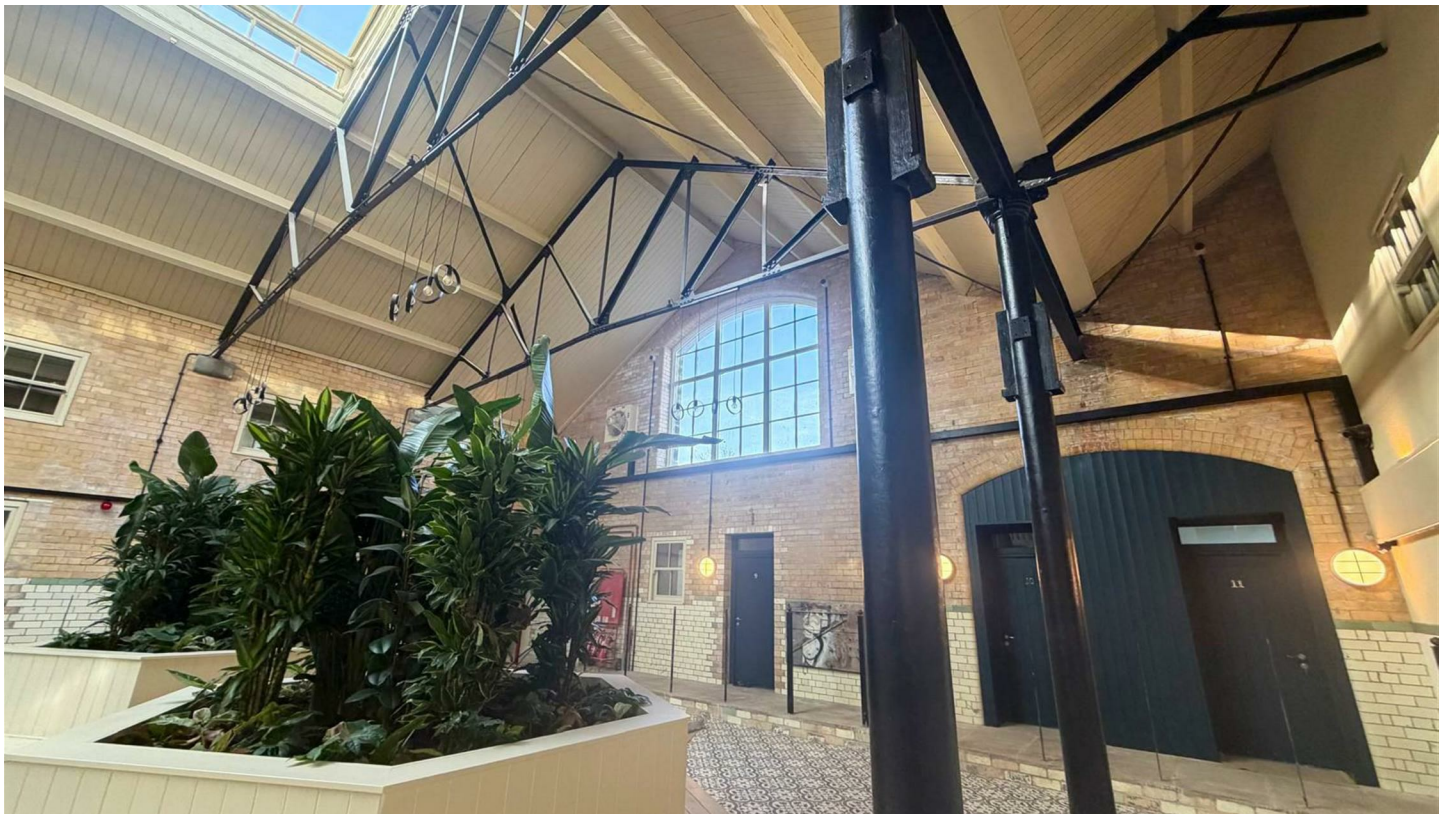
# 4-6 Old Bradfield Waterworks, Bradfield, S6

Once home to the village's historic waterworks with Victorian elements dating back to 1912, this remarkable conversion blends industrial heritage with modern sophistication. Behind the immaculately restored dressed stone and lofty arched windows lie a collection of luxurious apartments and spacious family homes — each designed to celebrate the building's character while offering contemporary elegance and comfort.

High ceilings, exposed beams, and original architectural details meet sleek interiors, bespoke fittings, and luxurious amenities. The result is a rare fusion of history and modern living — a place where craftsmanship, design, and heritage flow together beautifully.



Council Tax Band: New Build



## **GRAND COMMUNAL ENTRANCE & HISTORIC HUB**

This grand entrance perfectly marries luxury living with the authentic character of the Waterworks' industrial past. Towering ceilings are accentuated by exposed steel beams and pillars, beautifully illuminated by natural light streaming through skylights and enhanced by carefully curated industrial-style lighting.

Original Victorian exposed brickwork and tiled-trimmed walls pay homage to the building's heritage, while modern hardwood heritage interior doors and double-glazed windows provide contemporary comfort and efficiency.

### **APARTMENT ENTRANCES**

Each apartment entrance welcomes you with tiled flooring and Farrow & Ball painted walls, creating a clean and inviting first impression. Central heating radiators ensure warmth from the moment you step inside, while LED lights provide bright, efficient lighting.

Hardwood doors offer secure access to all rooms, complemented by practical storage cupboards to keep your living space organised and clutter-free.

### **GROUND FLOOR DOUBLE BEDROOM ONE, TWO, THREE**

Each room features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment.

Central heating radiators ensure warmth, while ceiling light points or spotlights provide flexible, ambient lighting. Natural light fills the rooms through either heritage hardwood double-glazed windows or skylights, enhancing the airy feel.

### **STYLISH EN-SUITE**

### **STAIRS & LANDINGS**

The development features a variation of carpeted and wooden staircases, complemented by freshly painted walls, sturdy handrails, and classic bannisters. Central heating radiators ensure warmth and comfort throughout.

Natural and artificial light combine beautifully, with wall lights, ceiling light points, and skylights flooding the space with brightness.

Solid doors provide secure and stylish access to all rooms, completing the refined look of these transitional spaces.

### **OPEN PLAN LIVING SPACES**

The majority of apartments feature spacious open-plan living areas designed to maximize natural light and create a bright, airy atmosphere. Freshly painted walls provide a crisp, clean backdrop, while central heating radiators ensure warmth and comfort throughout the year.

A mix of hardwood heritage double-glazed windows and skylights flood the space with daylight, beautifully complementing the elegant combination of hardwood and tiled flooring. Carefully positioned feature ceiling spotlights and LED lights enhance the ambiance, making these living spaces perfect for relaxing, entertaining, and everyday life.

### **MODERN SPACIOUS KITCHEN/DINERS**

The kitchens are thoughtfully designed with a variety of colour and style options for wall units, base cabinets, drawer units, and islands, allowing for a personalised touch that suits any taste.

Each kitchen is equipped with high-quality stainless steel sinks, drains, and taps, paired with integrated electric ovens and four-ring hobs for seamless cooking experiences.

Sleek worktops and splashbacks come in a range of colours, perfectly complementing the cabinetry to create a stylish, cohesive and distinctive look.

### **FIRST FLOOR SINGLE & DOUBLE BEDROOM FOUR & FIVE**

The development offers a diverse range of king sized, double and single bedrooms to suit every lifestyle and family size. Each room features soft carpet flooring and freshly painted walls, creating a welcoming and restful environment.

Central heating radiators ensure warmth, while ceiling light points or spotlights provide flexible, ambient lighting. Natural light fills the rooms through either heritage hardwood double-glazed windows or skylights, enhancing the airy feel.

## LUXURY BATHROOMS GROUND & FIRST FLOOR

These beautifully appointed bathrooms feature a sophisticated combination of copper or marble-effect panelled finishes, complemented by freshly painted walls in coordinating tones.

Each bathroom includes a classic three-piece suite: a panelled bath with an overhead shower and glass screen, a hand wash basin, and a pedestal WC.

Additional touches of luxury include heated towel rails, heated and illuminated mirrors, elegant tiled flooring, ceiling light points, and extractor fans—providing both comfort and style in every detail

## UTILITY ROOM

A dedicated space and plumbing for washing machines and dryers, allowing you to create a convenient, fully functional utility area tailored to your needs.

Spotlights illuminate the space and extractor fans ensure excellent ventilation throughout.

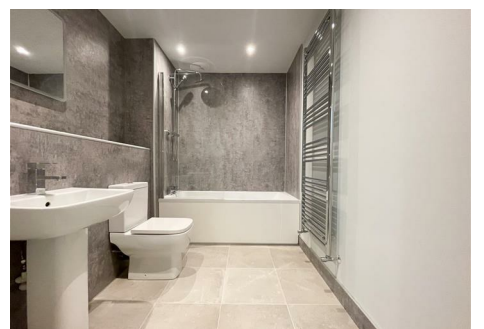
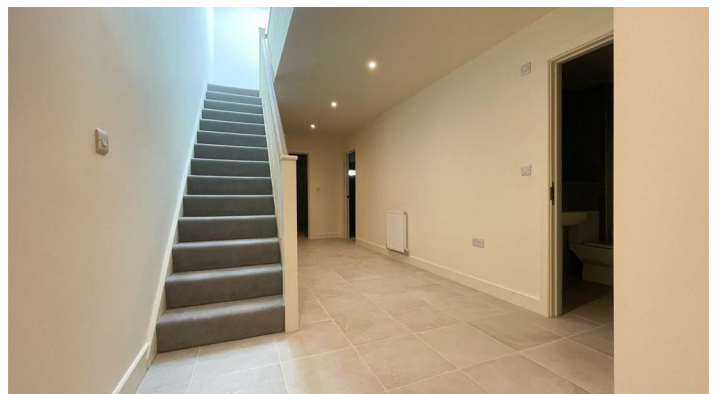
## ATTRACTIVE COMMUNAL GARDEN & SECURE PARKING

Residents can enjoy a beautifully landscaped communal garden featuring Yorkstone slabbed pathways leading to each communal entrance, bordered by vibrant flower beds and well-maintained shrubs that create a peaceful, welcoming environment.

An electric gated carpark is conveniently available, adding ease for residents with vehicles.

For added security and convenience, all apartments benefit from a modern video call entry system, allowing residents to control access with confidence and ease.







## Directions

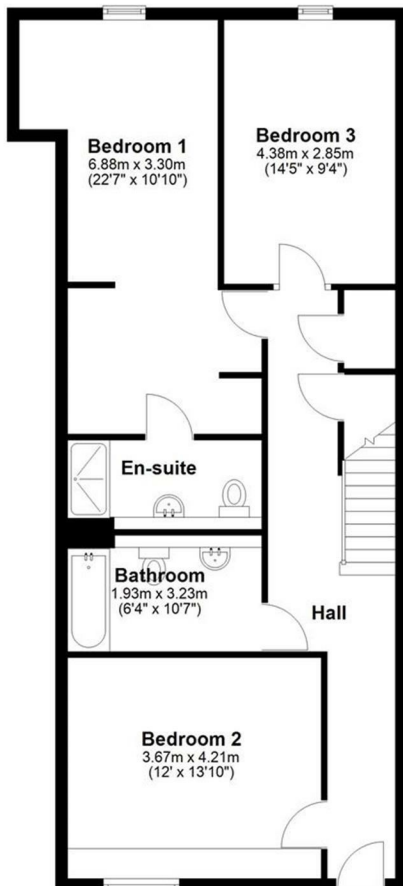
## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

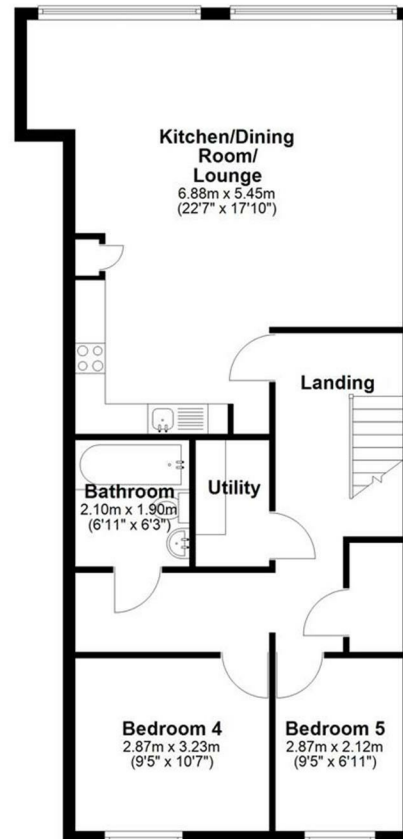
## EPC Rating:

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

Approx. 79.1 sq. metres (851.0 sq. feet)



Approx. 74.0 sq. metres (800.4 sq. feet)



Total area: approx. 153.9 sq. metres (1656.9 sq. feet)