

## 12- 15 Old Bradfield Waterworks, Bradfield, S6

£2,150 Per Calendar Month

- HISTORIC CHARM MEETS MODERN LUXURY
- CONTEMPORARY INTERIORS
- EXCLUSIVE THIRD FLOOR MULTI-USE SPACE
- CHARMING VILLAGE LOCATION
- BOND - £2480
- LUXURY 4 BED TOWNHOUSES
- SEPERATE GENEROUS LOUNGES
- COMMUNAL GARDENS & SECURE PARKING
- RENT - £2150PCM
- COUNCIL TAX TBC

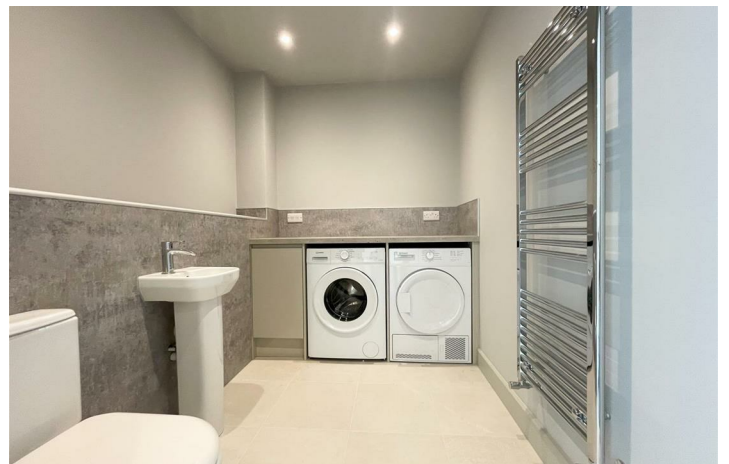
# 12-15 Old Bradfield Waterworks, Bradfield, S6

Once home to the villages 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.

## **MODERN SPACIOUS KITCHEN/DINERS**

The kitchens are thoughtfully designed with a variety of wall units, base cabinets, drawer units.

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 perfectly complementing the cabinetry to create a stylish, cohesive and distinctive look.

Practicality is key, with designated space and plumbing for dishwashers and fridge/freezers, ensuring every kitchen is as functional as it is beautiful.

## **GENEROUS LOUNGES**

Enjoy generous living areas designed for relaxation and gatherings. The lounges feature a tasteful wooden flooring, offering both warmth and style underfoot.

Comfort is ensured year-round with efficient central heating radiators, while abundant natural light floods the rooms through hardwood heritage double-glazed window. Carefully positioned ceiling light points add the perfect ambient glow, creating an inviting atmosphere for every occasion.

## **WC / UTILITY ROOMS**

Each bathroom is thoughtfully designed with modern comfort and style in mind, featuring pedestal toilets and hand wash basins. Heated towel rails and freshly painted walls add elegance.

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

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

## **DOUBLE BEDROOM ONE**

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-SUITES**

Each en-suite bathroom features a tasteful muted grey or chocolate panelled finishes, creating a modern and calming atmosphere. All include a pedestal WC, hand wash basin, and spacious showers with glass screen doors.

Heated towel rails add a touch of luxury and comfort, while spotlights and extractor fans ensure bright illumination and proper ventilation for a fresh, inviting space.

## **DOUBLE BEDROOM TWO**

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.

## **SINGLE BEDROOM 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.

## LUXURY BATHROOMS

These beautifully appointed bathrooms feature a sophisticated 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.

## STAIRS & LANDINGS

The development features a variation of carpeted 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, hardwood double-glazed windows (both interior and exterior)

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

## EXCLUSIVE THIRD FLOOR MULTI-USE SPACE

Available only for three floored apartments, this distinctive area offers versatile potential—perfect as additional storage, a grand home office, or an occasional room.

Flooded with natural light from large hardwood double-glazed windows and a variety of heritage skylights, the space is both bright and inviting. Original exposed metal beams add character and a touch of industrial heritage, beautifully contrasting with the soft carpet flooring and freshly painted walls.

Wall lights and ceiling light points provide flexible illumination, enhancing the room's welcoming and functional atmosphere.

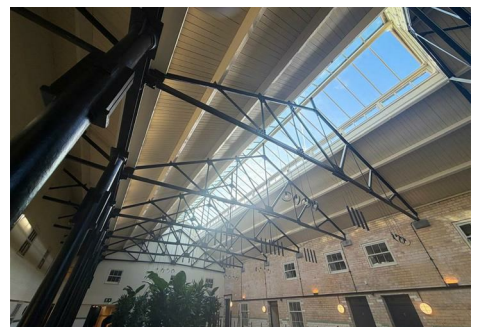
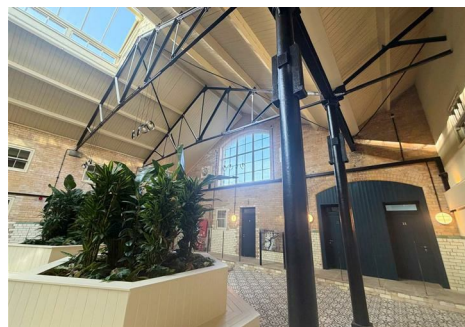
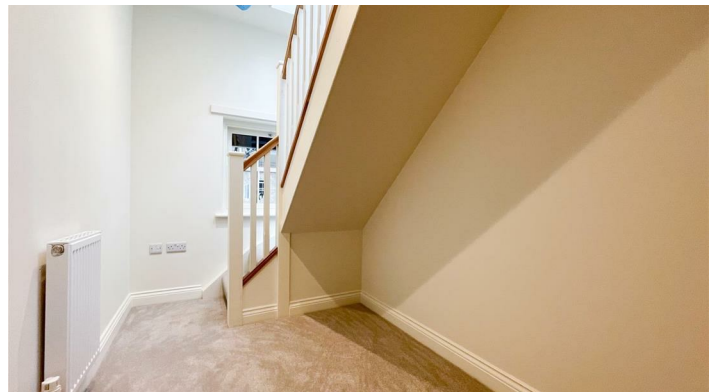
## ATTRACTIVE COMMUNAL GARDEN & SECURE PARKING

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.

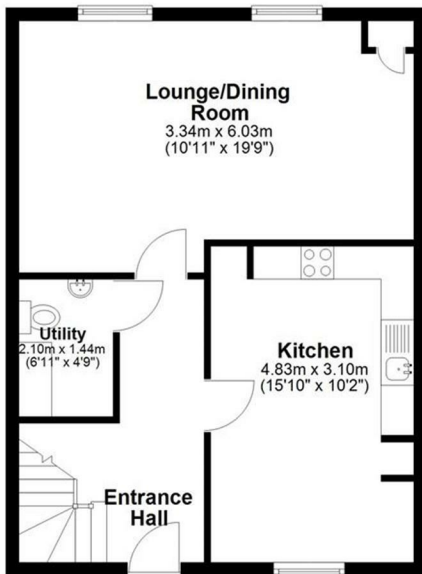
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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			
England & Wales		EU Directive 2002/91/EC	

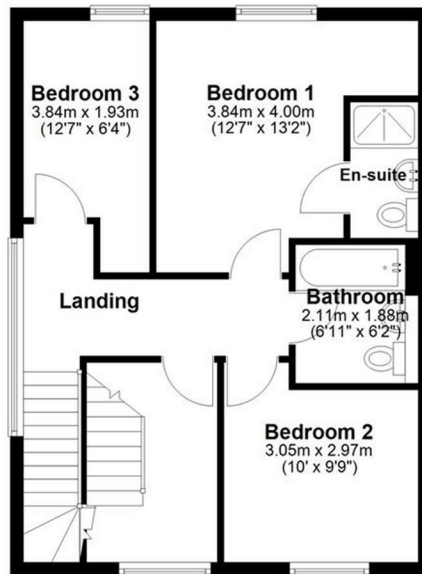
### Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



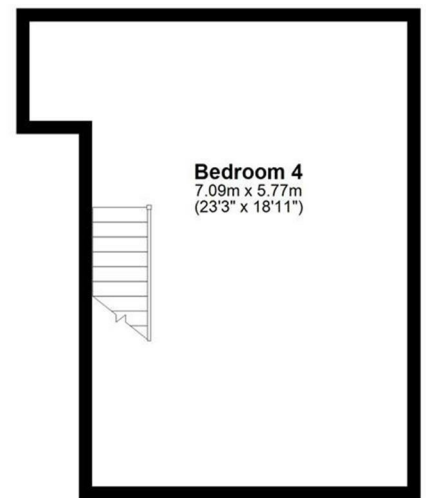
### First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



### Second Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 135.2 sq. metres (1455.7 sq. feet)