



No.1 Old Bradfield Waterworks, Bradfield, S6

£2,150 Per Month

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

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Luxury townhouse apartment arranged over three floors. The ground floor features a welcoming entrance hall, a separate modern kitchen/diner and a lounge, as well as a useful WC/utility room and a downstairs storage cupboard.

The first floor comprises three bedrooms, two of which benefit from en-suite shower rooms, along with a separate stylish family bathroom. The top floor, exclusive to these three-storey apartments, offers a distinctive and versatile space, ideal for additional storage, a spacious home office, or an occasional room.

Flooded with natural light throughout, this home provides flexible and stylish living accommodation, perfectly suited to modern living.



Council Tax Band: New Build



COMMUNAL ENTRANCE

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.

ENTRANCE

The front door opens into a spacious entrance hallway, creating a welcoming first impression. For enhanced security, the property is equipped with a video entry system and a burglar alarm. Additional features include central heating radiator, modern spotlights and a useful understairs storage cupboard providing valuable storage space.

KITCHEN / DINER

Accessed from the hallway is a beautiful dove-grey Shaker-style kitchen, offering a contemporary interpretation of this timeless design. The kitchen features a Porcelanosa tiled floor and is fitted with a comprehensive range of appliances, including twin full-height fridge freezers, a double electric oven with extractor hood, a dishwasher, and a single sink. A generous selection of cabinets and drawers provides ample storage to meet all requirements with ease. The windows are dressed with beautifully coordinated, fully fitted Roman blinds and enjoy attractive views over the front of the property, overlooking the manicured planting outside. Additional features include central heating radiators and recessed spotlights, creating a bright and comfortable space.

LOUNGE

The lounge is accessed directly from the entrance hallway and features beautiful hardwood flooring, creating a warm and inviting living space. A large window allows an abundance of natural light to flood the room, while fully fitted colour-coordinated blinds in muted tones provide both privacy and a neutral palette to complement a variety of interior styles. Additional features include recessed ceiling spotlights and a central heating radiator, ensuring the room is both bright and comfortable throughout the year.

WC / UTILITY

The final room on the ground floor is a useful WC with wash hand basin and heated towel rail, providing both convenience and additional drying space. This room also incorporates a well-designed laundry area with an

integrated washing machine, tumble dryer and fitted cabinetry, creating a practical workspace where laundry tasks can be completed with ease. Recessed spotlights paneled wall to wet area and remaining freshly painted walls complete the room.

STAIRS & LANDING

Softly carpeted stairs rise to the generous first-floor landing, where solid internal doors provide access to the three first-floor double bedrooms and a further staircase leading to the second-floor attic room. The landing is enhanced by recessed spotlights, a central heating radiator, and internal windows offering attractive views over the communal winter garden. Generously proportioned, this versatile space provides ample room for a potential home office, reading nook, or additional seating area.

BEDROOM ONE

The principal bedroom is a spacious double room with the benefit of an en-suite shower room. Beautifully presented in a calm and soothing colour palette, the room offers a tranquil retreat while retaining a distinctive nod to the building's industrial heritage through exposed steelwork dating back to its historic use. An internal aspect window overlooks the attractive planting within the communal winter garden and is fitted with a made-to-measure Roman blackout blind, providing both style and practicality.

EN-SUITE ONE

The first of two en-suite bedrooms benefits from a beautifully appointed en-suite shower room finished in an elegant bronze colourway. Features include a Porcelanosa tiled floor, WC, wash hand basin, full-height heated towel rail, and a spacious shower enclosure fitted with both fixed and adjustable-height shower heads, ensuring a comfortable and personalised showering experience. The wet areas are finished with stylish paneled walls, while the remaining walls are freshly decorated, creating a bright and contemporary feel. Recessed spotlights and an extractor fan complete this well-designed space.

BEDROOM TWO

This double bedroom features a large window offering far-reaching views across the surrounding countryside, creating a bright and airy feel. The window is generously dressed with blackout Roman blinds, ensuring minimal light disturbance for a restful night's sleep. Additional features include a central heating radiator and recessed ceiling spotlights, providing both comfort and a clean, contemporary finish. Solid door provides access to en-suite shower room.

EN-SUITE TWO

Another beautifully appointed en-suite shower room finished in an elegant bronze colourway. Features include a Porcelanosa tiled floor, WC, wash hand basin, full-height heated towel rail, and a spacious shower enclosure fitted with both fixed and adjustable-height shower heads, ensuring a comfortable and personalised showering experience. The wet areas are finished with stylish panelled walls, while the remaining walls are freshly decorated, creating a bright and contemporary feel. Recessed spotlights and an extractor fan complete this well-designed space.

BEDROOM THREE

The third double bedroom features a large window offering far-reaching views across the surrounding countryside, creating a light and airy atmosphere. The window is generously dressed with blackout Roman blinds, ensuring minimal light disturbance for a restful night's sleep. Additional features include a central heating radiator and recessed ceiling spotlights.

All bedrooms throughout the property benefit from luxurious fitted blackout blinds, soft carpeting underfoot, and practical double sockets positioned in the corners of each room, along with TV points, ensuring comfort and convenience for modern living.

FAMILY BATHROOM

The family bathroom is located on the first floor and is finished to a high standard with Porcelanosa tiled flooring. It comprises a WC, wash hand basin, full-height chrome heated towel rail, and a heated, illuminated mirror. A full-size bath with overhead shower provides flexible bathing options to suit all users. The wet areas are finished with stylish panelled walls, while recessed spotlights and an extractor fan complete this well-appointed and contemporary space.

EXCLUSIVE THIRD FLOOR MULTI-USE SPACE

From the first floor spacious landing rises a further softly carpeted staircase to the final second floor space offering a variety of flexible uses for occupants including a fourth bedroom, home office, playroom, leisure room. This large room features far reaching countryside views from the huge double glazed solid hardwood windows with a glass . Industrial style fittings provide interesting lighting options and the original steels are a historic nod to the buildings heritage.

ATTRACTIVE COMMUNAL GARDEN & SECURE PARKING

Externally the residence benefits from access to the communal gardens, two dedicated car parking spaces in the secure off road gated car park, cycle parking, and paid access to vehicle charging points on site.







Directions

Viewings

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

EPC Rating:

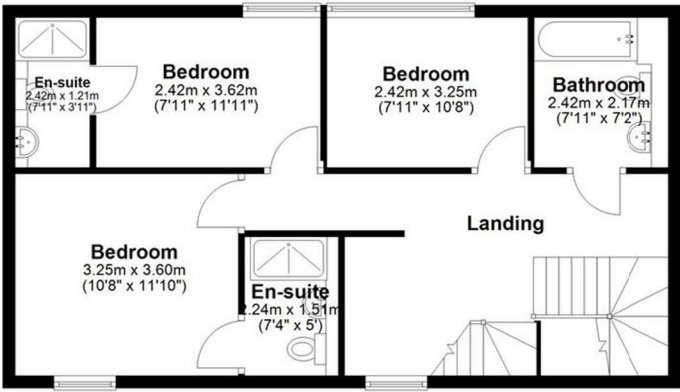
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx. 45.8 sq. metres (493.1 sq. feet)



Approx. 60.9 sq. metres (655.3 sq. feet)



Second Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 138.1 sq. metres (1486.3 sq. feet)