

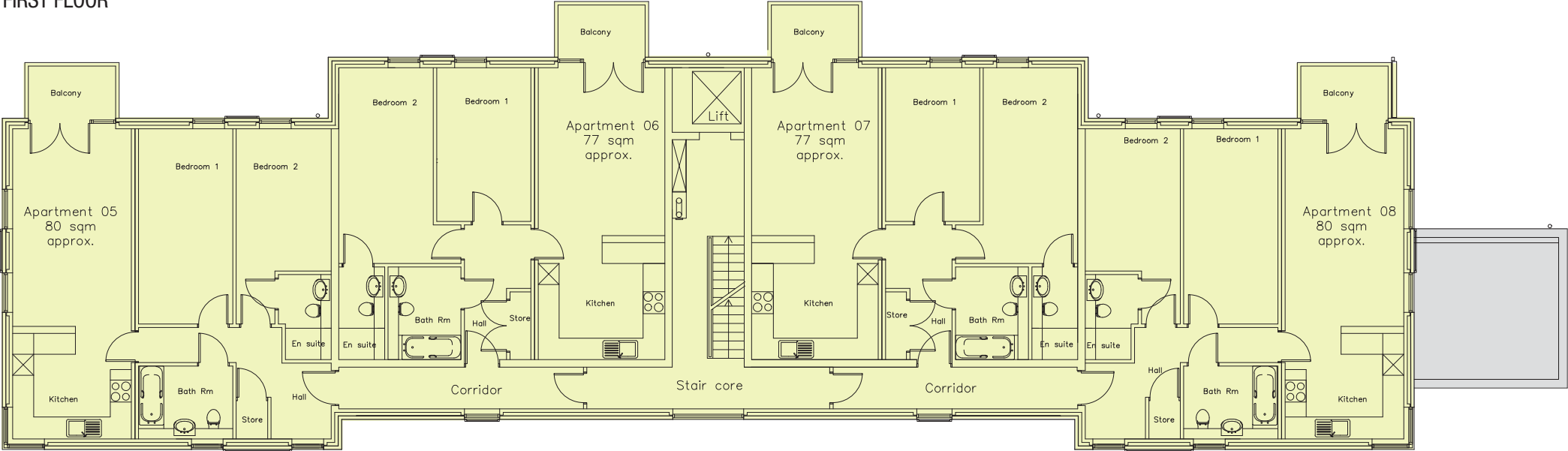


A stunning selection of 2 bedroom apartments in this exclusive location

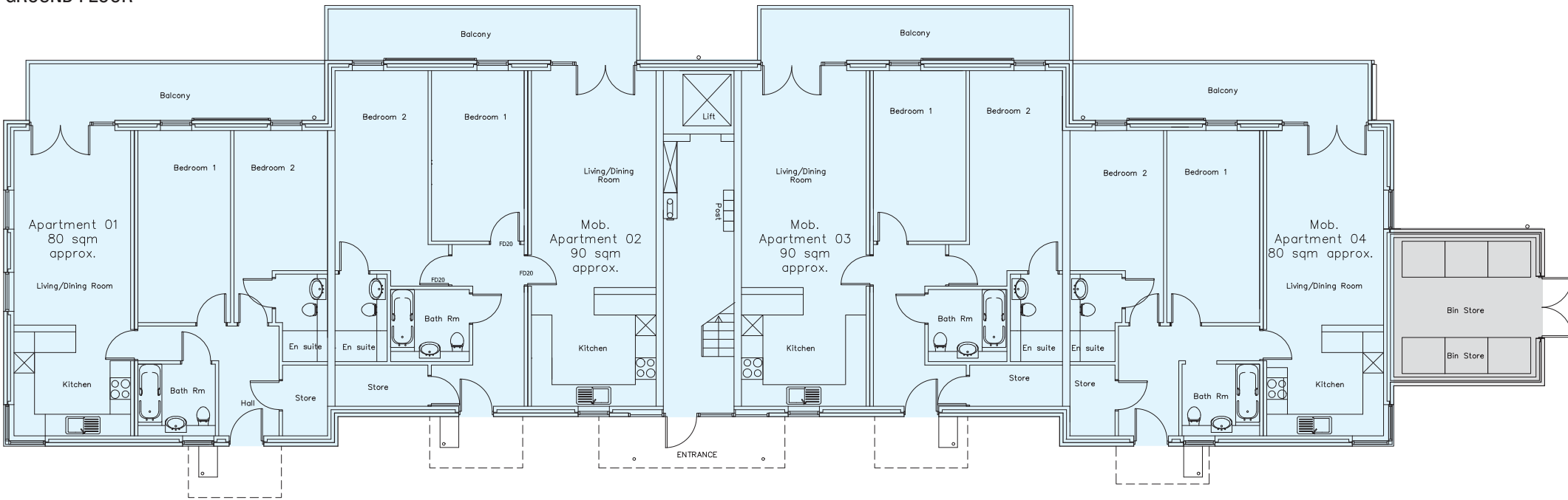
TWENTYWELL RIVER VIEW

Twentywell Lane, Sheffield

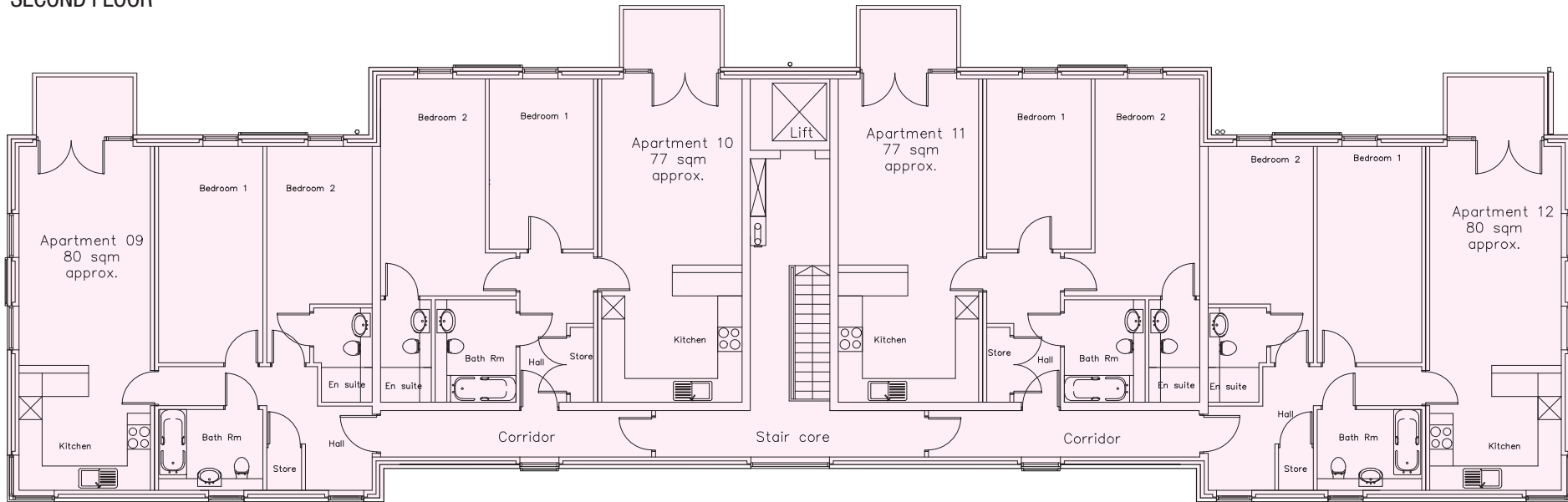
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



TWENTYWELL RIVER VIEW

Twentywell Developments Ltd. is committed to seeking ways to improve the design specification and construction of its properties and reserves the right to make alterations at any stage during development. Whilst every effort is made to produce up-to-date literature, this information should not be regarded as an infallible guide to current specifications – please check the latest details with our Sales Agents, Haybrooks. Due to the nature of construction room sizes may vary and purchases are advised to satisfy themselves as to their accuracy. Kitchen and bathroom layouts are indicative only. Individual elevations and finishes may vary between each plot and may be handed, these should be checked with our Sales Agents Haybrooks. The computer generated image is intended purely as a guide, as certain details and finishes may have changed. Please ask our Sales Agents for the most up-to-date information.

Twentywell Riverview is an exclusive development of 12 luxury apartments located in one of Sheffield's most sought after residential areas. The development incorporates traditional craftsmanship, modern building methods, with ecological features including solar PV panels on the Sedum Green roof and low voltage lighting throughout the building and around the external. The high quality specification of the construction and the attention to detail throughout, provides a highly desirable yet functional modern living space within a woodland river setting. Designed so that the southerly facing vistas can be enjoyed from Bi-fold doors that lead onto spacious balconies with glass and stainless steel balustrade. We can offer a bespoke service so our clients can choose from a range of contemporary designer kitchen units and worktops, wall tiling to bathrooms and individual floor coverings throughout.

Twentywell Riverview offers exclusive luxurious living, traditional elegance, yet functionally modern whilst being located next to ancient woodlands, set within beautifully landscaped grounds, with access to the Peak District, Ecclesall Woods, a variety of golf courses and the vibrant city life of Sheffield. There are excellent transport links to Sheffield City centre and the Peak District, Dore Railway Station is a very short walk away from the base of the drive offering services to Sheffield and the Trans-Pennine route.

KITCHENS

German fitted kitchens from the exclusive designer Karl Benz. We offer a service allowing Clients to choose from a range of contemporary units with co-ordinating worktops, breakfast bar and wall finishes. All kitchens to have integrated oven, hob, fridge freezer, integrated washer dryer and dishwasher which all have a 5 year warranty.

BATHROOMS AND EN-SUITES

All master bedroom ensuite bathrooms and main bathrooms are fitted throughout with superb Villeroy and Boch contemporary sanitary ware, with luxurious chrome HansGrohe showers and modern chrome taps. A choice of full height wall tiling is included with matching or co-ordinating floor tiles as required. In addition all bathrooms will have dual fuel chrome towel heaters and fitted mirrors above vanity units.

LIVING AREAS

There are tri-fold sliding colour coated aluminium doors onto southerly facing balconies with each having space for al fresco dining. Each apartment is wired for Sky, Freesat and BT throughout. Choose from a range of carpets or hard flooring.

BEDROOMS

Main rooms have fitted wardrobes in a choice of colours and styles to compliment each apartment. Each bedroom is wired for Sky, Freesat and BT throughout. Choose from a range of carpets or hard flooring.

STORE ROOM

Each apartment has a store room which incorporates the gas condensing boiler

HEATING AND VENTILATION

Each apartment has a 24 KW Ideal Logic gas condensing boiler with 5 year warranty, providing heat to a wet underfloor heating system, with each zone controlled via a hard wired digital room thermostat. Each bathroom also incorporates a dual fuel chrome towel radiator. Ventilation is provided by a central mechanical extract system including boost switch to bathrooms and kitchen.

SECURITY AND DOORS / WINDOWS

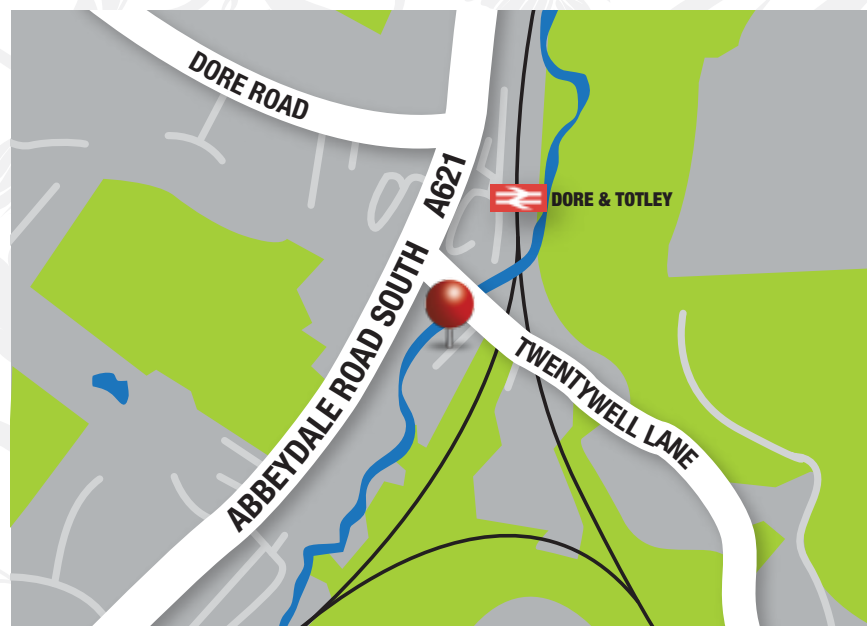
All windows to be powder coated aluminium with Argon filled double glazed units and Espag locking mechanisms. External doors are Solidor solid timber composite with all internal doors veneered timber (Fire doors as necessary) with stainless steel door furniture. Each apartment to have an intruder alarm system. Main entrance door to be linked to each apartment via a phone entry system.

COMMUNAL AREAS

The 5 person Leonardo traction electric drive lift is located in this area giving access to all floors. Areas are to have entrance matting, hard flooring with stairs and corridors carpeted. Heating is to be provided via an electric underfloor mat, located in basement floor, powered by the Solar PV panels on the roof and controlled via thermostat.

WARRANTY AND AFTERCARE

All apartments are covered by a 10 year NHBC warranty. All kitchen appliances and boilers are covered with a 5 year warranty. Thorough demonstration and handover pack of your new home on presentation of keys.



For further information or to arrange a viewing
please contact Haybrook Banner Cross 0114 2670456

