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**Apt 6, 3 Cutlers Gardens, Sheffield**

Sheffield

Guide Price **£350,000**



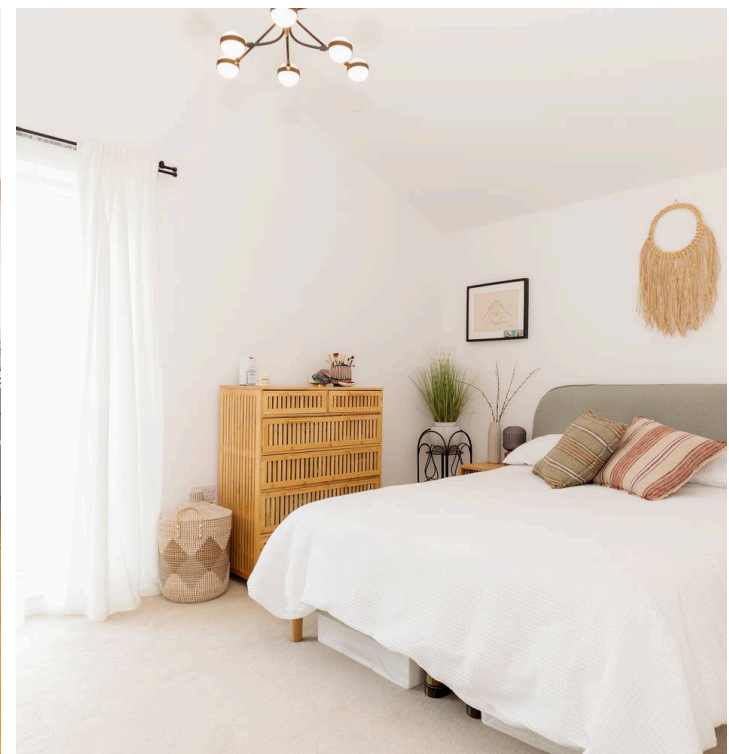
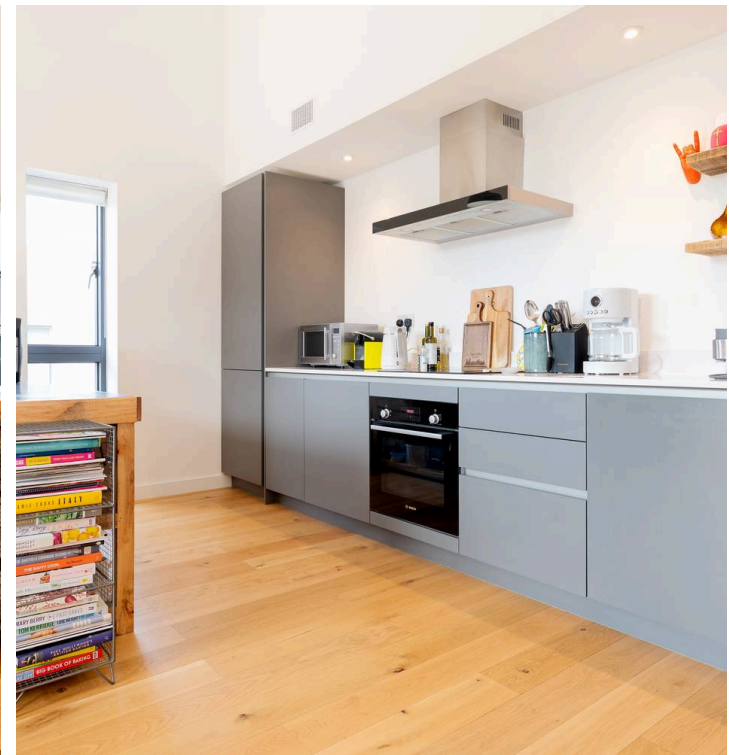
# Apartment 6

3 Cutlers Gardens, Sheffield

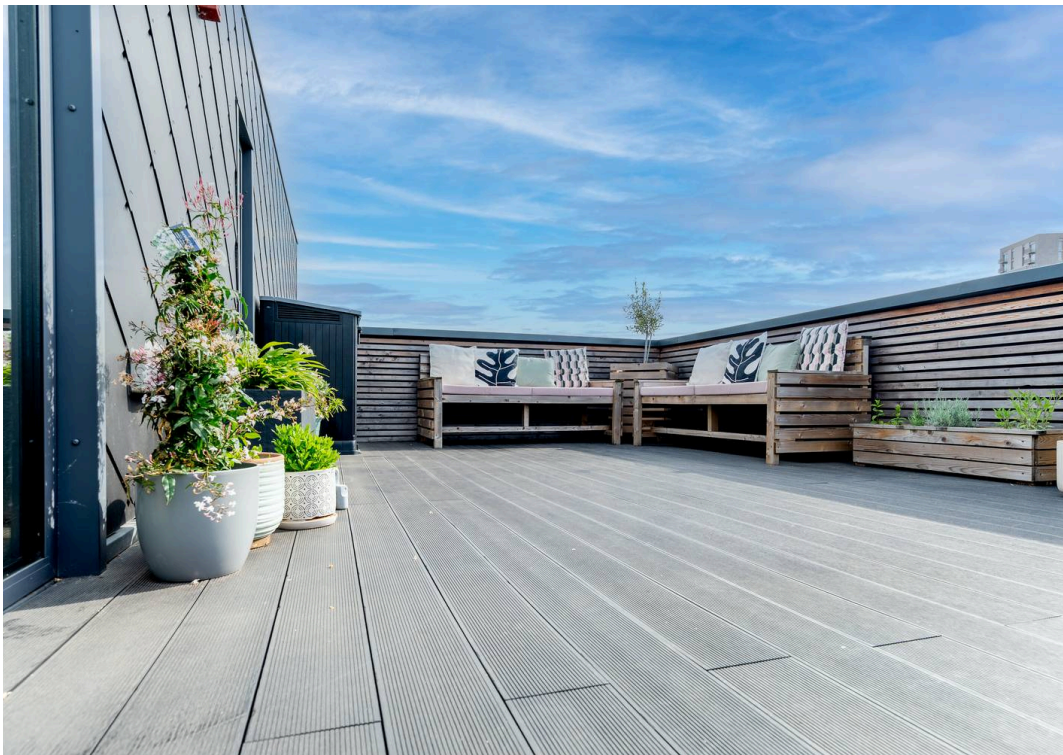
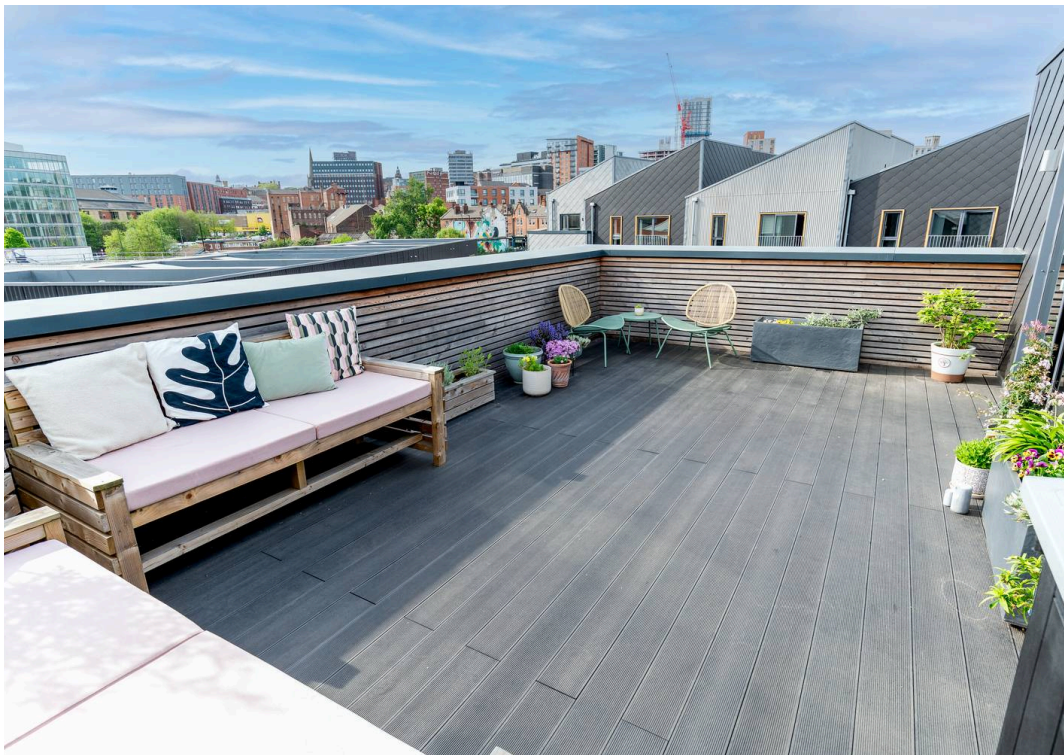
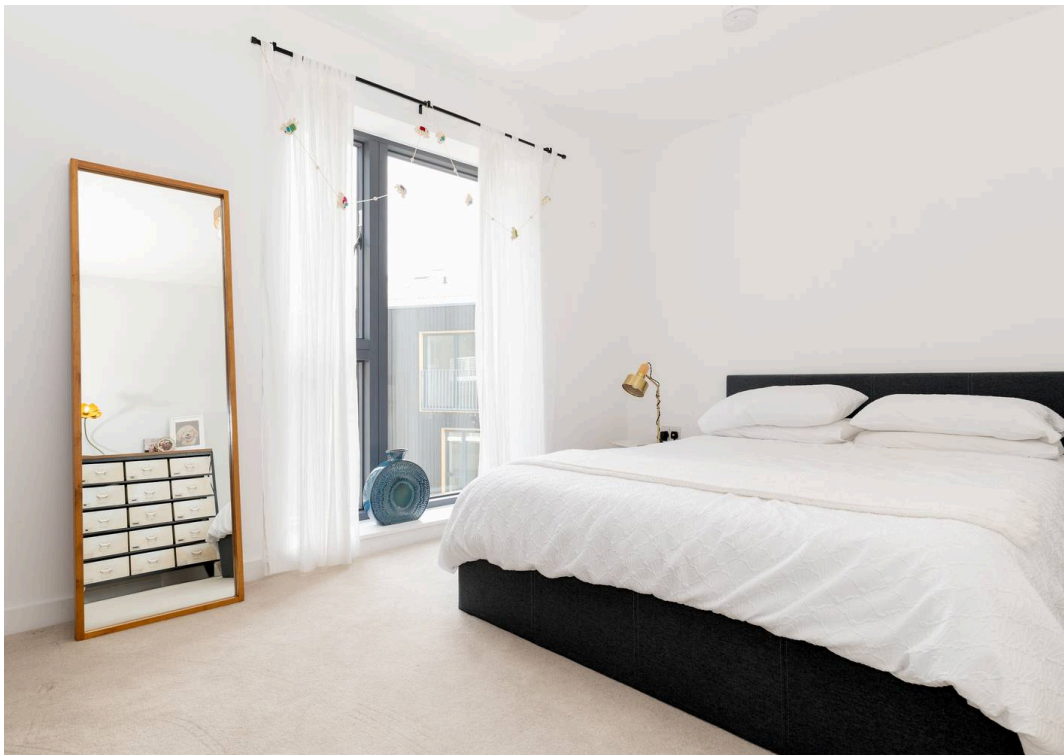
Nestled in the heart of the fashionable Kelham neighbourhood, this stunning two-bedroom duplex penthouse apartment offers the epitome of modern city living. Boasting a spacious and contemporary design, this property showcases the largest roof garden within its architecturally designed building, providing a serene retreat within the vibrant urban setting. The open-plan layout effortlessly combines a sleek, fitted kitchen with a living-dining area, offering direct access to the expansive roof terrace, ideal for alfresco entertaining or simply unwinding while enjoying breathtaking city views. Moreover, residents can benefit from convenient parking spaces available by separate negotiation across the road and a state-of-the-art video security entry intercom system, ensuring both security and ease of access. Perfect for professionals or young families seeking a stylish urban abode.

Council Tax band: C Tenure: Leasehold

- STUNNING TWO DOUBLE BEDROOM DUPLEX PENT HOUSE APARTMENT
- LARGEST ROOF GARDEN WITH IN THIS ARCHITECTURE DESIGNED BUILDING
- OPEN PLAN CONTEMPORARY FITTED KITCHEN LIVING DINER WITH DIRECT ROOF TERRACE ACCESS
- PERFECT FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY ALIKE
- VIEWING IS A PREREQUISITE TO FULLY APPRECIATE THE SIZE AND STYLE ON OFFER BY THIS GORGEOUS PROPERTY
- HEART OF FASHIONABLE KELHAM



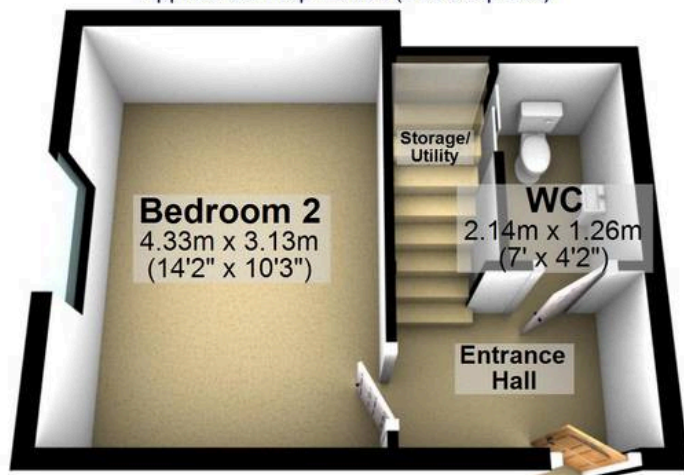






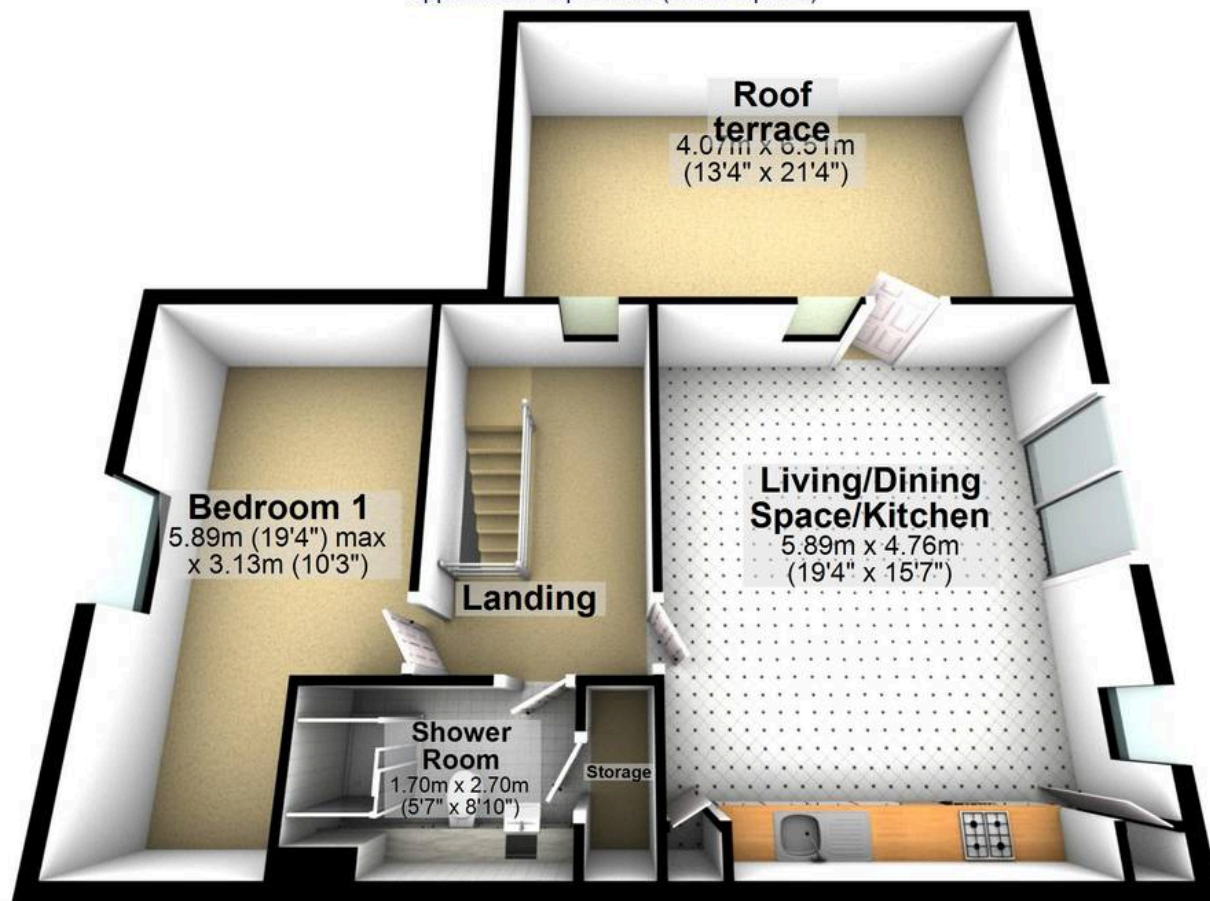
### Ground Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



### First Floor

Approx. 88.7 sq. metres (954.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.