



SPACEPAD

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**Psalter Edge, Psalter Lane,
Sheffield S11**

For Sale

£350,000

The stunning shape of things to come. Make everyday life extraordinary. 5 exclusively designed residences, situated in the fashionable south west Sheffield suburbs, within easy reach of Sheffield city centre and the Derbyshire Peak District.

- Undercroft Parking • Secure site
- Contemporary fixtures and fittings
- 3 floors, each with a unique design
- Underfloor heating
- Dramatic rooftop gardens
- Easy reach to the vibrant Ecclesall Road
- Tailored package available to design your own interior and furniture requirements

DESCRIPTION

5 contemporary town house residences have been created within this popular suburb of Sheffield. Each residence has two bedrooms plus study or occasional bedroom over 3 floors each with a unique design inspired style including a dramatic rooftop garden. They have been created with care and attention to detail and designed to appeal to everyone with a real passion for suburban living. There is the option of working with the Spacepad team to finalise the design of your own interior and furniture to meet your specific needs and requirements



artist impression

PSALTER EDGE
CONTEMPORARY SUBURBAN LIVING

CALL 07971 415787 FOR FURTHER DETAILS

IN ASSOCIATION WITH

Vincent Steele Surveyors Ltd



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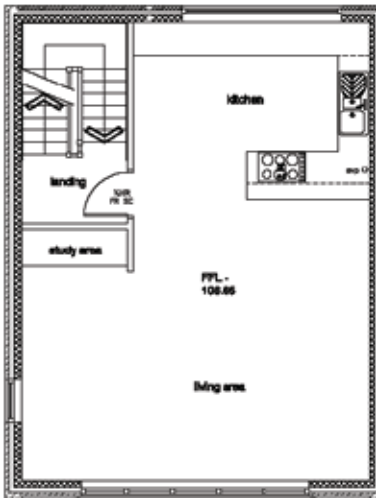
Psalter Edge, Psalter Lane, Sheffield S11

SPECIFICATIONS

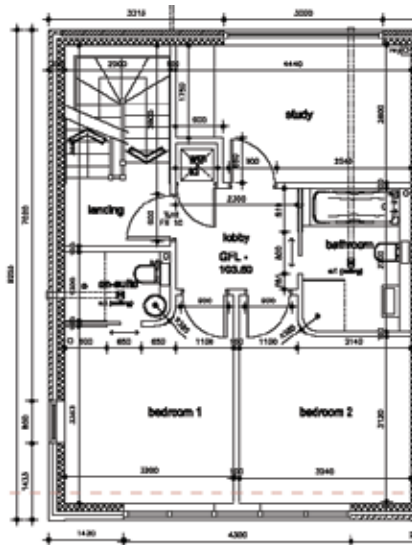
Living Area:	15'5" x 21'3" / 4.72m x 6.51m
Kitchen area:	14'5" x 9'1" / 4.41m x 2.80m
Study/bedroom:	14'4" x 8'5" / 4.41m x 2.60m
Bedroom 1:	10'4" x 10'9" / 3.20m x 3.32m (excludes en-suite)
Bedroom 2:	10'5" x 10'2" / 3.21m x 3.12m
Bathroom:	7'0" x 8'8" / 2.14m x 2.70m



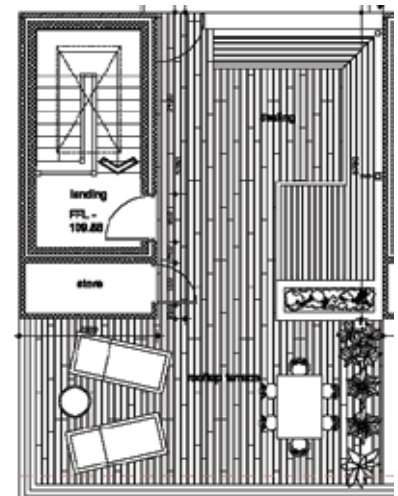
Important notice: These particulars are for illustration and general guidance only.



FIRST FLOOR



SECOND FLOOR



ROOF GARDEN

LOCATION: Psalter Edge is located in a very desirable south west residential suburb of Sheffield, ideally positioned for access to a range of amenities at Banner Cross and the numerous parks in the area, which lead out towards the spectacular open spaces of the Peak District. The vibrant and attractive nightlife of Ecclesall Road for bars, restaurants and shops is situated nearby and Sheffield city centre is readily accessible by excellent local transport links on Psalter Lane.

The properties are also included in some excellent local school catchment areas.

VIEWING: COPIES OF THE PLANS ARE AVAILABLE, FOR FURTHER DETAILS AND ALL ENQUIRIES CONTACT

VINCENT STEELE on 07971 415787
or email post@spacepad.co.uk



artist impression

