



Flat 3 26 Collegiate Crescent, Broomhall, Sheffield, S10 2BA

Saxton Mee



# Flat 3 26 Collegiate Crescent

## Broomhall

Guide Price

# £300,000

GUIDE PRICE: £300,000-£325,000

### NO ONWARD CHAIN

Nestled in the sought-after Collegiate area of Sheffield, this impressive three-bedroom top-floor apartment is a charming blend of character and contemporary design. Housed within a grand 19th-century building, the property offers over 1,100 square feet of light-filled living space, complete with stunning original features. The apartment is neutrally decorated throughout and comes with two allocated parking spaces.

Accessed via a secure communal hallway and a single flight of stairs, the apartment's private front door opens to a welcoming landing area. From here, you'll step into a spacious living/dining room bathed in natural light. The adjacent kitchen is thoughtfully designed, offering a range of fitted units, integrated appliances, generous worktop space, and a breakfast bar for casual dining. The apartment also boasts three good-sized double bedrooms, each with built-in wardrobes, along with two stylishly updated bathrooms—one featuring a large shower and the other a walk-in shower, toilet, and hand wash basin.

Outside, residents have the benefit of two allocated parking spaces, a communal garden, and a private shed for additional storage.

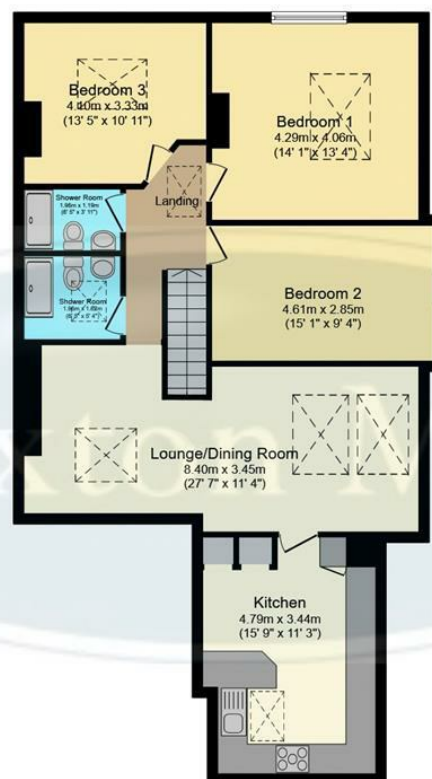
Nestled within the historic Broomhall conservation area, designated in 1970 to preserve its architectural charm, this distinguished property boasts a heritage dating back to the 1840s. Its prime location offers unmatched convenience for professionals at the nearby universities, hospitals, and city center. Just a short distance away, the lively Ecclesall Road presents an array of shops, cafés, restaurants, and bars, while the neighboring Broomhill area provides even more amenities, making this an outstanding place to call home.



- Stunning period property with historic architectural features
- Spacious and well-proportioned rooms filled with natural light
- Modern upgrades complement the property's classic charm
- Close proximity to Ecclesall Road, a bustling hub of shops, cafés, restaurants, and bars
- A rare opportunity to live in a beautifully preserved and well-connected area
- Ideal for professionals working at nearby universities, hospitals, and the city center
- 2 Allocated Parking Spaces
- Bright and airy apartment immaculately presented throughout
- No onward chain







## First Floor

Floor area 98.5 m<sup>2</sup> (1,061 sq.ft.)

**TOTAL: 98.5 m<sup>2</sup> (1,061 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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