



Melbourne Avenue Broomhill Sheffield S10 2QH
Offers In The Region Of £140,000

Melbourne Avenue

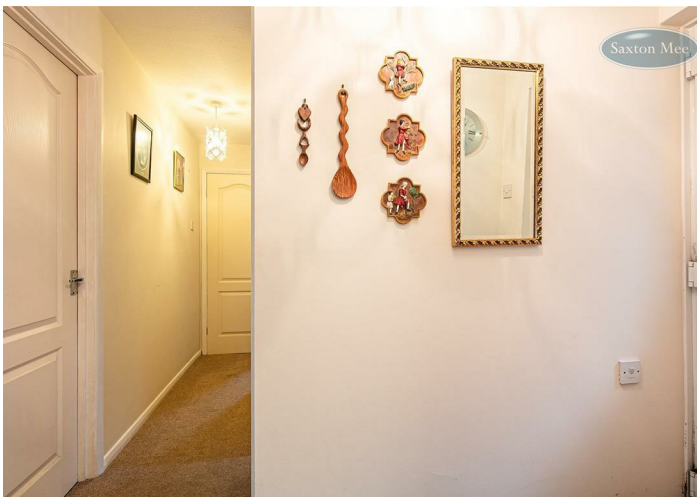
Sheffield S10 2QH

Offers In The Region Of £140,000

Offered for sale with Saxton Mee is this two bedroom, ground floor retirement apartment, perfect for those looking for somewhere ready to move into. Lifestyle House is a highly regarded development of independent living quarters for the 55+ age group, supported by an onsite manager and careline that combine to provide cover 24 hours a day. The property is ideally situated in this quiet, secluded location and just a short walk away from the excellent amenities found in the Broomhill area including numerous restaurants and transport links into town and close to the Botanical Gardens. The development includes off road parking and the use of a residents lounge where various activities are arranged and enjoyed along-with shared laundry facilities. In brief, the living accommodation comprises: entrance hall with access into the kitchen, lounge, the two bedroom, shower room and a useful store area. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and the four ring hob with extractor above. There is an integrated electric oven. The well proportioned lounge has uPVC doors opening onto the outside space. The shower room comes with a WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- SHOWER ROOM
- TWO BEDROOMS
- COMMUNAL PARKING
- COMMUNAL GARDENS
- uPVC DOUBLE GLAZING & ELECTRIC HEATING
- INDEPENDENT LIVING WITH THE BENEFITS OF AN ONSITE WARDEN
- RESIDENTS LOUNGE & SHARED LAUNDRY FACILITIES





OUTSIDE

Communal off road parking. Communal gardens for residents to enjoy.

LOCATION

Well-served by local shops and amenities in Broomhill, Sharrow Vale & Hunters Bar, along with highly regarded local schools, the Botanical Gardens and further recreational facilities, public transport, and access links to the hospitals, universities, city centre, and the Peak District.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1996. The property is currently Council Tax Band A.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



Total area: approx. 50.5 sq. metres (543.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		50	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-40)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		55	62
England & Wales		EU Directive 2002/91/EC	