







## Flat 2

26 Collegiate Crescent • Broomhall • S10 2BA

Guide Price £300,000 to £315,000

A stunning 2 double bedroom first floor apartment nestled away, forming part of an attractive stone built complex within the Broomhall Conservation Area, ideally placed for Ecclesall Road, Broomhill, the hospitals, universities and city centre. Fabulous light and airy, generously proportioned accommodation, one of 4 apartments which benefits from a leafy outlook and 2 allocated parking spaces. Entering through a secure communal intercom with stairs rising to a private entrance on the first floor. Filled with natural light, high ceilings and pleasant outlook, this fabulous apartment is beautifully presented in warm neutral tones and carpet. The open plan living area features an impressive array of windows offering a pleasant outlook adjoining a fixed dining area and modern kitchen. Fitted with an array of matching wood effect units, complementary worktops and integrated appliances including oven, electric hob, fridge freezer and dishwasher. There are 2 generously proportioned double bedrooms, the main bedroom overlooking the front of the property complemented by full length sliding door wardrobes and fully tiled ensuite show room. A separate fully tiled bathroom provides a 3-piece white suite, overhead shower and chrome heated towel rail. The property features a shared driveway with allocated off street parking and communal wraparound open space filled with established trees creating a pleasant leafy outlook. Collegiate Crescent is well-placed for Ecclesall Road, offering a variety of cafes, restaurants and





- First Apartment in Broomhall, S10
- 2 Double Bedrooms
- Located within Broomhall Conservation Area
- Beautifully Presented Throughout
- Generously Proportioned Rooms
- Close to Universities & Hospitals
- 2 Allocated Parking Spaces
- Service charge - £1503.17 - CPR property management
- Leasehold. 999 years from 2010 £200pa

- Council Tax Band A - EPC Rating D



# FLAT 2, 26 COLLEGIATE CRESENT

APPROXIMATE GROSS INTERNAL AREA = 79.5 SQ M / 856 SQ FT

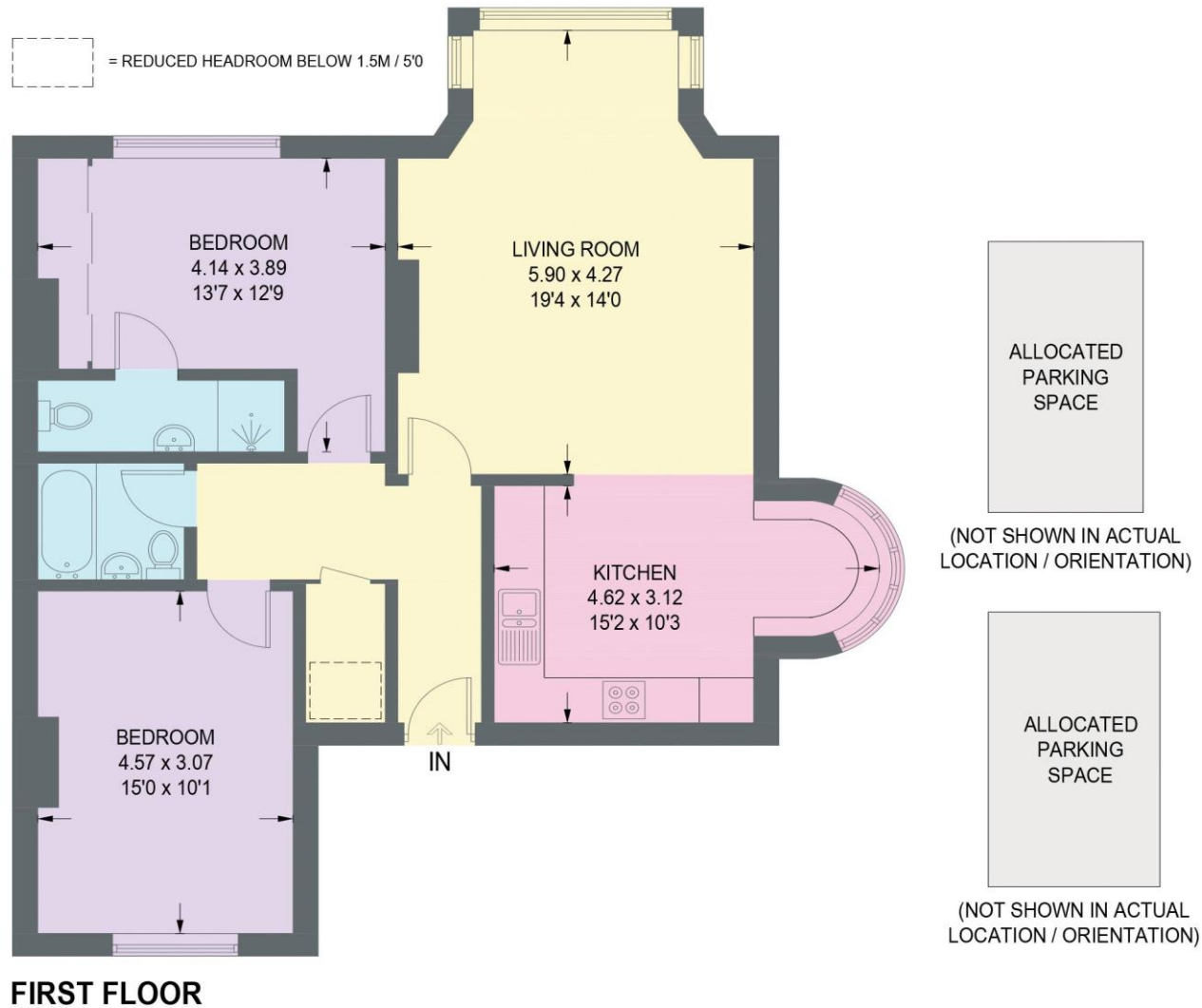


Illustration for identification purposes only,  
measurements are approximate, not to scale.

