haus

Apartment 12 Gillfield House

Elm Gardens • Broomhill • S10 5AB

Guide Price £230,000 - £240,000

Ideally located between Crookes and Broomhill is a 2 double bedroom second floor apartment. Tucked away in part of the Elm gardens development offering light and airy, stylish accommodation complemented by a leafy outlook and allocated parking. Perfect location for the Sheffield universities and central hospitals.   A secure, communal intercom entrance with stairs leads to a private entrance on the second floor. The flexible open plan living space is generous in size offering a triple aspect, overlooking the communal gardens and allowing a stream of natural light to flow through the apartment. The kitchen is fitted with a range of shaker style units topped with wood effect worktops and integrated appliances include AEG oven, electric hob, fridge freezer, dishwasher and washer/dryer.   The larger sized double bedroom is presented in dusty pink tones styled with a grey carpet, fitted sliding mirrored wardrobe and contemporary ensuite shower room. The second double bedroom is presented in neutral décor offering built in wardrobe storage. A modern bathroom suite provides floating handwash basin, WC and bath with overhead shower.   Externally open green space and communal gardens offer outdoor space alongside a resident car park which provides allocated and visitor parking.   Elm Gardens has a lovely walk through the arboretum to Hoole Road and Broomhill shops, with an array of shops, restaurants and bars. There are regular transport links the city centre, hospitals, universities and the Peak District.

- Stunning Second Floor Apartment

- Fabulous Open Plan Flexible Living Area

- Communal Gardens & Access Into The Arboretum

- 2 Double Bedrooms & 2 Bathrooms

- Located Between Crookes & Broomhill

- Modern Light & Airy Interior

- Allocated & Visitor Parking

- Service Charge - £1,396.11 pa

- Lease 125 years from 01/01/2016, £250 pa

12 GILLFIELD HOUSE

APPROXIMATE GROSS INTERNAL AREA = 66.6 SQ M / 717 SQ FT
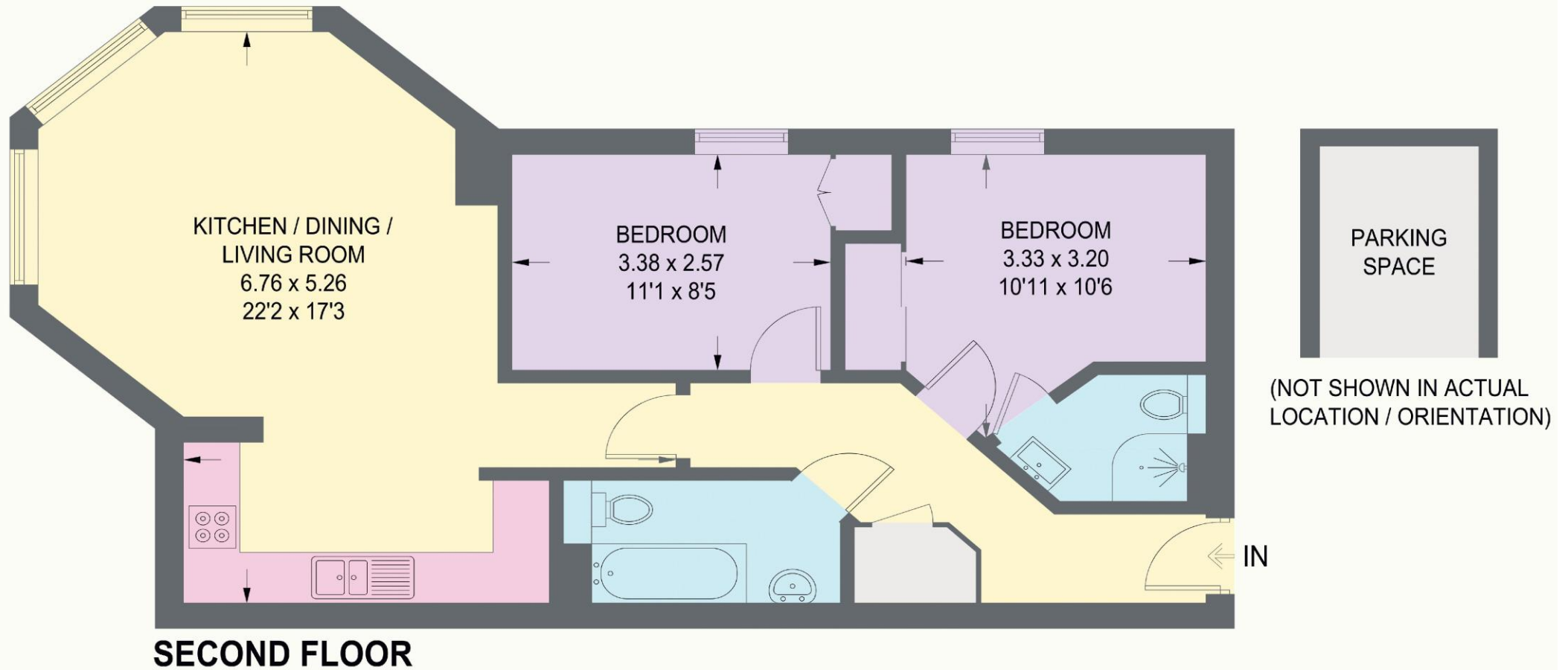(EXCLUDING PARKING SPACE)

KITCHEN / DINING /
LIVING ROOM
6.76 x 5.26
22'2 x 17'3

BEDROOM
3.38 x 2.57
11'1 x 8'5

BEDROOM
3.33 x 3.20
10'11 x 10'6

PARKING
SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

IN

SECOND FLOOR

Illustration is for identification purposes only,
measurements are approximate, not to scale.
(IDMRP2025)