



**RE/MAX**  
Elite



**2 Melbourne Avenue, Sheffield, S10 2QH**  
**£850 Per month**

**FIRST-FLOOR RETIREMENT APARTMENT IN PRIME BROOMHILL LOCATION – TWO BEDROOMS & COMMUNAL LOUNGE**

Located in the sought-after suburb of Broomhill, this two-bedroom first-floor retirement flat is ideal for independent tenants aged 50+. Offering light-filled interiors, smart kitchen and bathroom, and access to attractive communal facilities, the property enjoys a peaceful setting with landscaped gardens just moments from the heart of the area.

This home is part of a well-maintained retirement development, offering a great lifestyle for those who want both independence and a sense of community.

#### Lounge 17'11" x 9'11" (5.48m x 3.04m)

A bright and airy main reception room with a large bay window offering leafy views and plenty of natural light. Neutral décor and carpeted floors create a comfortable and versatile living space.

#### Kitchen 8'2" x 6'1" (2.51m x 1.86m)

A compact yet functional kitchen with cream shaker-style units, wood-effect worktops, electric hob and oven, and space for under-counter appliances. Tiled splashbacks and a large window make this a pleasant place to cook.

#### Bedroom 1 13'9" x 8'8" (4.20m x 2.66m)

A generous double bedroom with fitted mirrored wardrobes, electric heating, and views over the surrounding greenery. Ideal as a main sleeping space with room for additional furniture.

#### Bedroom 2 8'0" x 6'6" (2.44m x 2.00m)

A versatile second bedroom, perfect as a guest room, office, or hobby space. Also benefits from natural light and a peaceful outlook.

#### Bathroom

Well-appointed with full-sized bath and shower over, pedestal basin, WC, safety grab rails, and part-tiled walls with green and white tones. Practical and easy to maintain.

#### Hallway

Central access point with neutral walls, fitted carpets, and access to all rooms. Pull cord alarm system in place for added peace of mind.

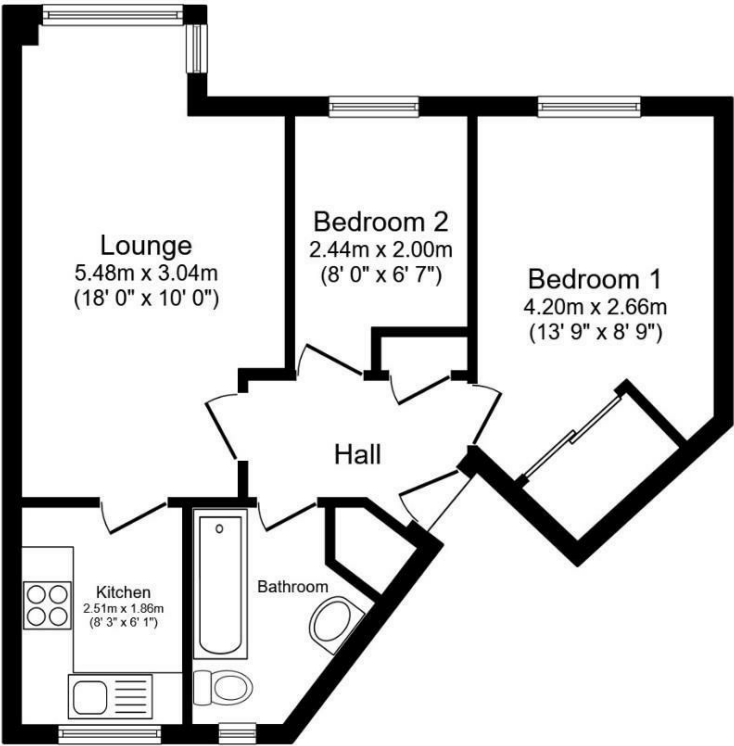
#### Communal Lounge & Library

Residents can enjoy socialising in the shared lounge, with bookcases, board games, and regular activities hosted in a relaxed setting.

#### External Areas

Beautifully landscaped grounds surround the building with mature planting and seating areas, creating a tranquil environment.

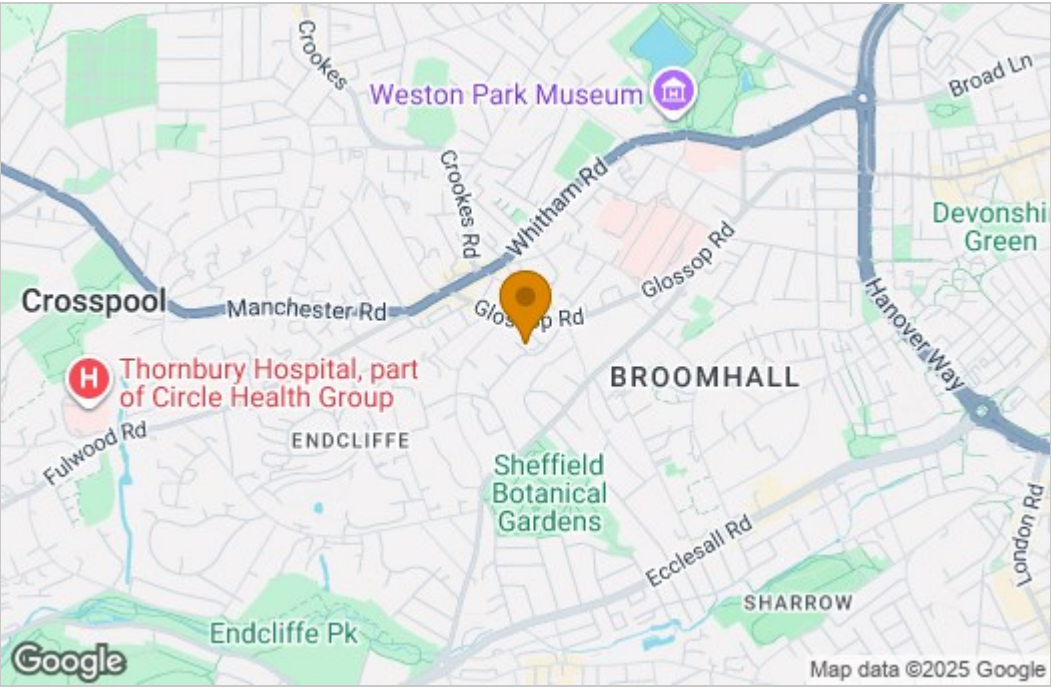
Floor Plan



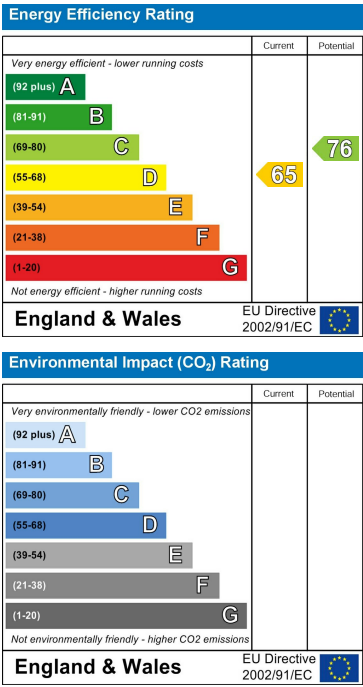
Total floor area 46.9 sq.m. (505 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Area Map



Energy Efficiency Graph



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