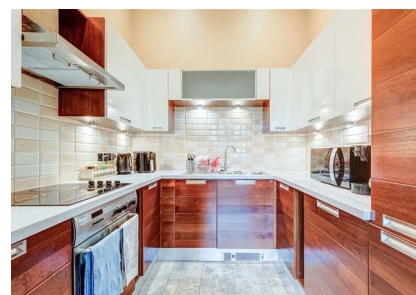
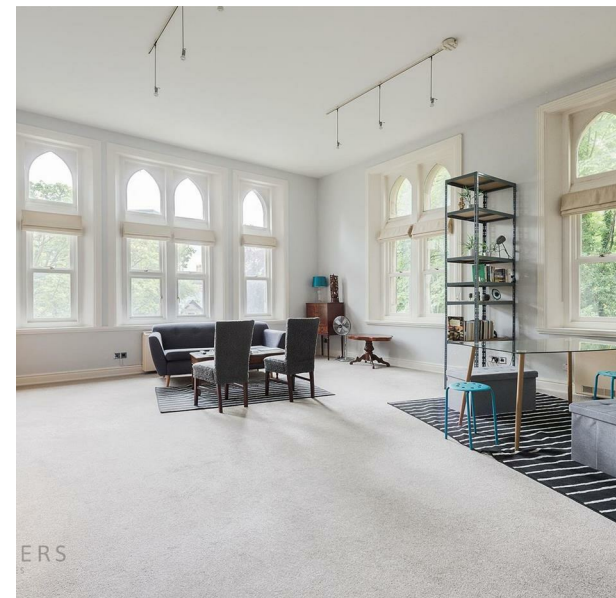
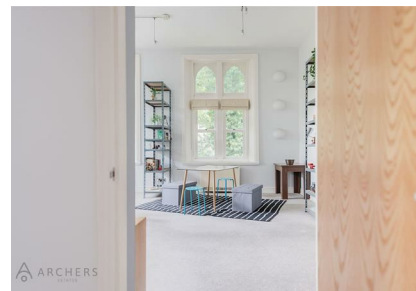


Flat 18 Tapton Mount Close, Broomhill, Sheffield, S10 5DJ  
£320,000



# Flat 18 Tapton Mount Close, Broomhill, Sheffield, S10 5DJ

£320,000

Council Tax Band: D

A stunning three double bedroom, two bathroom first floor apartment which forms part of this prestigious Victorian development set within Broomhill conservation area! Bursting with charm and character, the apartment is filled with natural light and boasts high ceilings and larger than average rooms throughout. Perfect for professionals, families or landlords, the property is situated within close proximity to a wealth of shops, upmarket cafes and amenities in Broomhill and enjoys easy access to the Universities, Hospitals, City Centre and the Peak District thanks to regular bus routes on Manchester Road. With period double glazed windows and electric heating throughout, the property in brief comprises; Secure communal entrance lobby with a stunning staircase rising to the upper floors, an entrance hallway with mezzanine storage area, a huge living room filled with natural light which also enjoys far reaching views, a kitchen with modern fittings and integrated units, master bedroom with mezzanine storage area and en-suite bathroom, two further double bedrooms and a modern styled shower room. Outside, the building is set within mature and landscaped grounds having an allocated parking bay to the front, visitor bays to the rear and lawns/trees surrounding. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates today to arrange your visit! Council tax band D, leasehold tenure - 97 years remain on the lease, the service charge is £210 per month, the ground rent is £80 per annum.

## Secure Communal Lobby Area

Access to the building is gained through a front facing communal entrance door via intercom which leads into the spacious and characterful lobby area. A featureful staircase rises to the upper floors and the post boxes are located here.

## Entrance Hallway

An oak veneered entrance door gives access to the hallway, which is an L-shaped room and has a useful mezzanine storage area above the shower room. Doors lead to the majority of rooms.

## Living Room

A stunning room which must be viewed to be fully appreciated. Larger than average and filled with natural light thanks to its south facing aspect, there are four front and four side facing double glazed period windows which also have far reaching views across Sheffield. With a high ceiling level, bespoke fitted storage units with internal lighting, two electric storage heaters and ample space for seating and dining furniture. The room opens to the kitchen.

## Kitchen

A modern and stylish kitchen which has fitted wall and base units and a stone composite worksurface incorporating an electric hob with extractor above and a stainless steel sink and drainer unit. There are integrated appliances including an electric oven, fridge freezer, washing machine and dishwasher. With tiled splashbacks to the walls, tiled flooring and a kickboard heater.

## Master Bedroom

A spacious, double sized master bedroom which has high ceilings, two front facing original double glazed period windows bringing much light into the room and an electric heater. There is a useful mezzanine storage area and a door leads to the en-suite bathroom.

## En-Suite Bathroom

A great addition to the apartment, having a modern suite comprising of a panelled bath with shower over, vanity wash basin and a low flush wc. There is mosaic tiling to the walls and flooring, and a chrome towel radiator.

## Bedroom Two

The second bedroom is another double sized room which has high ceilings and two front facing original period style double glazed windows bringing much light into the room. With an electric storage heater and a spacious fitted storage unit to the corner of the room.

## Bedroom Three

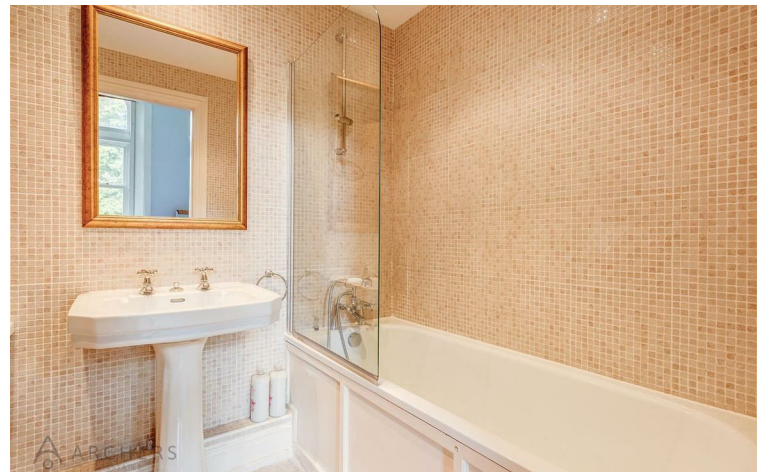
Another double sized bedroom which has high ceilings, two front facing original period style double glazed windows and an electric storage heater.

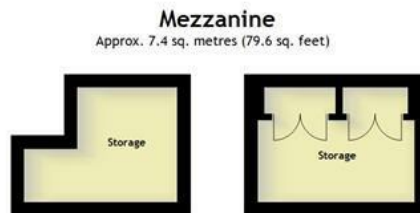
## Shower Room

A modern and stylish shower room which has a suite comprising of a walk in enclosure with larger than average rainfall showerhead, a vanity wash basin and low flush wc. With tiling to the walls and floor and two fitted mirrors.

## Outside

The building is set within mature and well maintained grounds which have lawns, tall trees and shrubs. The allocated parking space is situated to the front of the building and there are visitor bays to the rear.





**Total area: approx. 114.2 sq. metres (1228.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

**18 Tipton Mount Close, SHEFFIELD**



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	