

Apartment 7 Broomgrove House, 1 Broomgrove Mews, Broomhill, Sheffield,
S10 2LT
£450,000

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ESTATES



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£450,000

Council Tax Band: E

Forming part of this Grade II Listed conversion, here is a rare opportunity to purchase a modern and luxurious three double bedroom, two-bathroom first floor apartment located within this highly sought after development close to the city centre, university and hospitals. The property is well presented and enjoys a light and airy feel throughout with spacious rooms, high ceilings and the majority of windows south-east facing. Adjacent to the Broomgrove Conservation Area, the property is sandwiched between Ecclesall Road, Clarkehouse Road and Broomhill, offering superb access to all the amenities and many excellent independent shops, bars and shops. The accommodation comprises a spacious entrance hall with useful storage, a master bedroom with a dressing room and an ensuite shower room. There are two further double bedrooms, a main bathroom, and a fabulous open plan living/kitchen with French doors leading to a private roof terrace. There is gas central heating and Karndean flooring fitted throughout the apartment. Outside there are well manicured gardens, and two allocated off-street parking spaces. Available to the market with no chain. Leasehold tenure, 292 years remain on the lease. Council Tax Band E.

Communal Entrance Lobby

A central portico with square columns and original facade together with a panelled external door offers a welcoming entrance to the building. The spacious entrance hall boasts restored Georgian features bursting with original charm, this inviting space has furnishings including a curved staircase with mahogany handrail and ironwork. A decorative skylight floods this space with light. There is an intercom system and access to the first floor is via a staircase.

Entrance Hallway

The entrance to the flat has a wider than average hallway finished with half panelled walls from which all rooms are accessed. There is ample space in the hallway as well as a utility cupboard.

Open Plan Living Room/Kitchen

A vast open plan living space, over 30ft in length, and has ample space for both living and

dining. It is dual aspect with three southeast facing sash windows. The kitchen is fitted with light grey wall and base units and quartz worktops, integrated Bosch and Neff appliances including fridge/freezer, dishwasher, microwave, induction hob and vented extractor hood. The island has a raised solid oak breakfast bar with space for 4 people, slim wine cooler and additional cupboard space. The spacious living area has plenty of room for seating and dining and direct access via French doors lead to the private rooftop terrace.

Outdoor Terrace

Enjoying a sunny outlook and offering rooftop views, the roof terrace has patio flooring and has ample space for seating and a BBQ.

Master Bedroom with En-Suite Shower Room

The Master bedroom has an en-suite consisting of double shower, pedestal sink and low flush WC as well as walk in wardrobe.

Bedroom Two

This double has fitted wardrobes with a south facing window and high ceilings.

Bedroom Three

Similar to bedroom two, this double room enjoys south facing window and high ceilings.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc.

Outside

The development is located off Broomgrove Road and offers two allocated parking bays to the front of the building, There are also communal lawns with paths and borders.

Management Fees and Ground Rent

Ground rent is £240pa. The service charge is £300pcm, plus a variable reserve contribution towards building fund for long term improvements



First Floor
Approx. 125.1 sq. metres (1346.3 sq. feet)



Total area: approx. 125.1 sq. metres (1346.3 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.



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