

# Saxton Mee



Melbourne Avenue Sheffield S10 2QH  
£110,000



## Melbourne Avenue

Sheffield S10 2QH

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**\*\*GROUND FLOOR APARTMENT\*\* NO CHAIN\*\* RESIDENTS LOUNGE\*\*** Offered for sale with Saxton Mee Crookes is this one bedroom ground floor apartment, perfect for those looking for somewhere ready to move into. Lifestyle House is a highly regarded development of independent living quarters for the 55+ age group, supported by an onsite manager and careline that combine to provide cover 24 hours a day. The property is ideally situated in this quiet, secluded location and just a short walk away from the excellent amenities found in the Broomhill area including numerous restaurants and transport links into town and close to the Botanical Gardens. The development includes off road parking and the use of a residents lounge where various activities are arranged and enjoyed along-with shared laundry facilities.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a private door into the entrance hall with a store cupboard and access into the kitchen, lounge/diner, the bedroom and the shower room. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above. The lounge/diner has a large window allowing lots of natural light.

The bedroom has a fitted wardrobe. The shower room has a WC and wash basin.

- GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- SHOWER ROOM
- DOUBLE BEDROOM WITH A FITTED WARDROBE
- COMMUNAL PARKING
- COMMUNAL GARDENS
- uPVC DOUBLE GLAZING & ELECTRIC HEATING
- INDEPENDENT LIVING WITH THE BENEFITS OF AN ONSITE WARDEN
- RESIDENTS LOUNGE & SHARED LAUNDRY FACILITIES





## **OUTSIDE**

Communal off road parking. Communal gardens for residents to enjoy.

## **LOCATION**

Well-served by local shops and amenities in Broomhill, Sharrow Vale & Hunters Bar, along with highly regarded local schools, the Botanical Gardens and further recreational facilities, public transport, and access links to the hospitals, universities, city centre, and the Peak District.

## **MATERIAL INFORMATION**

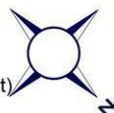
The property is Leasehold with a term of 200 years running from the 25th March 1996.  
The property is currently Council Tax Band A.

## **VALUER**

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 39.8 sq. metres (428.1 sq. feet)



**Total area: approx. 39.8 sq. metres (428.1 sq. feet)**

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
		75	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	