

Saxton Mee



Carriage Spring Drive Broomhill Sheffield S10 3HH
Offers Around £625,000

St Luke's
Sheffield's Hospice

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Forming part of this highly desirable and exclusive development which was redeveloped in 2024 is this stunning three double bedroom penthouse style apartment which is offered to the open market with no onward chain. Measuring almost 1,500 square feet, the property has been built to a high standard and enjoys a fabulous blend of period style together with modern fixtures and fittings. Among the fantastic benefits are two allocated parking spaces with an EV charging point, an impressive private roof terrace, built in wardrobes, and the remainder of the builders 10 year warranty. The apartment is accessed via a stunning communal hallway with a galleried staircase and a lift to all floors.

Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises: from the private front door a spacious hallway leads to a large 'L' shaped lounge/dining/kitchen that has triple aspect windows, and a fully fitted kitchen with Silestone worktops and a range of integrated appliances to include a fridge/freezer, electric oven, gas hob, dishwasher, and a drinks chiller. There is a separate utility room which has space and plumbing for both a washing machine and tumble dryer.

Furthermore the accommodation includes a master bedroom that enjoys a dressing room which has built-in wardrobes, and an ensuite shower room; a second double bedroom, and a well appointed bathroom.

From the hallway, stairs lead to a further double bedroom that has built-in wardrobes and a feature window, a spacious landing area which could be used as a study, a further shower room, and access to the private roof terrace.

- NO ONWARD CHAIN
- PENTHOUSE STYLE APARTMENT
- THREE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- TWO ALLOCATED PARKING SPACES
- EV CHARGING POINT
- SPACIOUS COMMUNAL GARDENS
- CONVERTED IN 2024 - REMAINING BUILDERS WARRANTY
- BUILT TO EXCEPTIONALLY HIGH STANDARD
- SOUGHT AFTER AND QUIET LOCATION





OUTSIDE

The property enjoys sole use of a private roof terrace along with access to well kept communal gardens.

LOCATION

Despite it's city location it's also just a 4 minute drive to Sheffield's Botanical Gardens, which are listed by English Heritage as a Grade II site of special historic and architectural interest as well as a collection of linked parks and woods. If you are willing to drive just a little further you are also minutes away from some of the Peak District's most noted locations such as Mam Tor, Jacobs Ladder, Kinder Scout, Blue John cavern and Ladybower Reservoir for all you nature lovers. By car, the A57 takes you on a lovely scenic route across the peak district to Manchester and there are also frequent bus services operating between Fulwood Road (just a minute walk away) and Sheffield.

MATERIAL INFORMATION

Tenure: Leasehold.
Lease Length: 250 years from 2024.
Service Charge: £3737 P.A.
Ground Rent: £1 P.A.
Council Tax Band: C.

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.

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E9-E10)	E
(F11-F12)	F
(G13-G14)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E9-E10)	E
(F11-F12)	F
(G13-G14)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales