







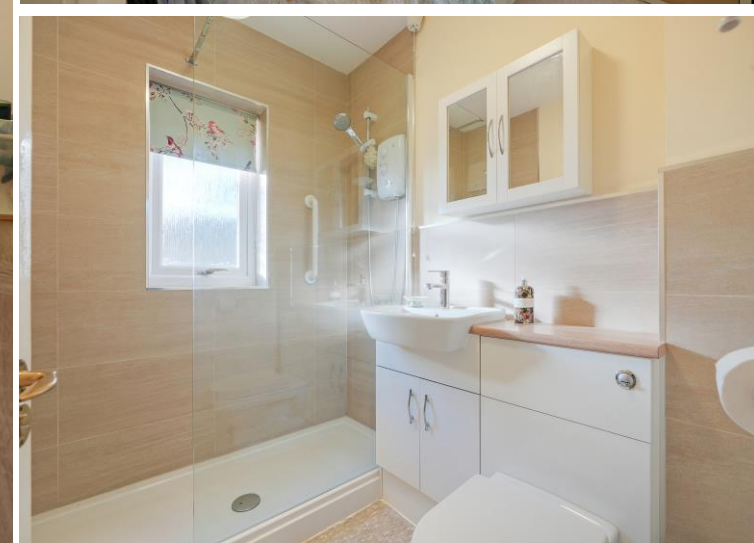
Flat 16 Kersal Lawns

Manchester Road • Broomhill • S10 5DN

Guide Price £160,000 - £170,000

CASH BUYERS - OVER 60's DEVELOPMENT Tucked away in a quiet private location just a stone's throw from Broomhill, this well-maintained two-bed first-floor apartment sits within an over-60s development. The purpose-built complex overlooks beautiful landscaped gardens and offers communal parking, lift access, storage heating, and a private balcony. A communal entrance with stairs or lift leads to the apartment's private first-floor entrance. The hallway opens into a generous open-plan living and dining space decorated in neutral tones, creating a cosy feel. A feature fireplace and sliding door lead out onto a wooden balcony with lovely views over the well-established communal gardens. The modern kitchen is fitted with a range of matte units, tiled splashbacks, and enjoys a leafy outlook. Integrated appliances include a fridge-freezer, microwave, oven, electric hob, dishwasher, washing machine, and a pull-out larder. There is a spacious double bedroom in a neutral palette and a smaller second bedroom offering built-in storage, including a cupboard housing the water tank. The contemporary bathroom is partially tiled and features a walk-in shower, WC, washbasin with storage, and a clean modern finish. Outside, residents benefit from allocated parking and well-maintained communal green space. Broomhill is a peaceful and sought-after suburb of Sheffield, offering a relaxed, community-focused lifestyle. The area combines leafy streets and green spaces with easy access to local shops, cafes, and healthcare facilities. Well-connected transport links make the city centre easily accessible, while the tranquil surroundings provide an ideal setting for over-60s living. 99 Year Lease from 01/01/1998 £75.00pa Service Charge £2,700ps - Kersal Management Ltd





- Frist Floor Apartment in Broomhill, S10
- Over 60's Development Only
- 2 Bedrooms & Private Balcony
- Modern Kitchen & Shower Room
- Established Communal Gardens

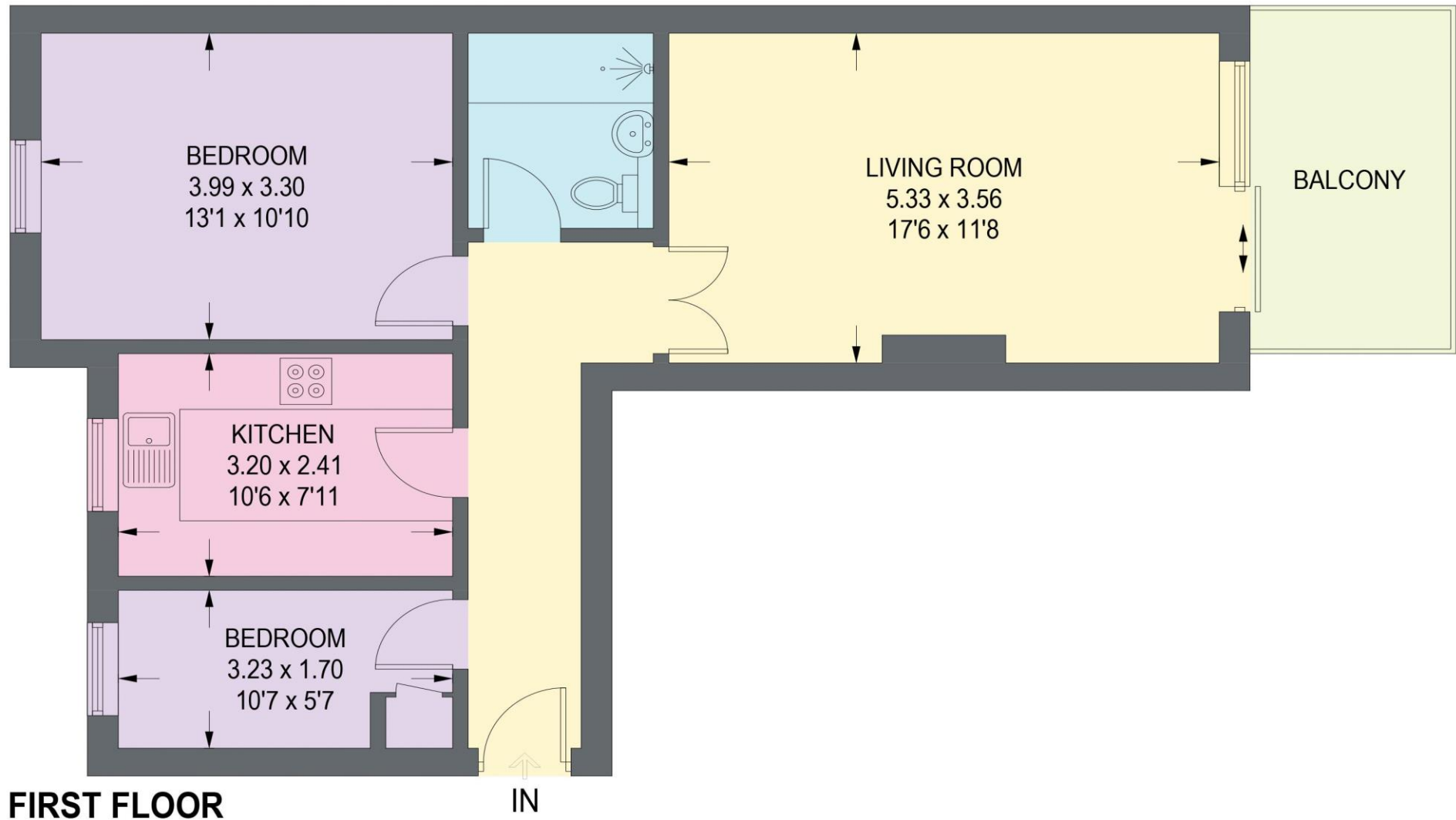
- CASH BUYERS - OVER 60's DEVELOPMENT
- Communal Parking
- Service Charge £2,700pa - Kersal Management Ltd
- 99 Year Lease from 01/01/1998 £75.00pa
- Council Tax Band B, EPC Rating EPC





16 KERSAL LAWNS

APPROXIMATE GROSS INTERNAL AREA = 59.5 SQ M / 640 SQ FT



FIRST FLOOR

IN

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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