

Saxton Mee



Melbourne Avenue Broomhill Sheffield S10 2QH
Offers In The Region Of £135,000

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**** GROUND FLOOR **** Situated in this popular over 55's development in the heart of Broomhill is this immaculately presented, one bedroom ground floor flat with access to beautiful communal grounds. The property benefits from electric wall mounted heating, uPVC double glazing, on site warden and a 24 hour careline for residents. Briefly, the accommodation comprises: Entrance hallway to the front. Separate kitchen with wall, drawer and base units with a complimentary work surface above incorporating the sink and drainer. Integrated oven and hob with extractor above and fridge/freezer. Double bedroom with fitted wardrobes. Shower room with W.C and wash hand basin, towel radiator and shower enclosure. Spacious lounge with bay window and TV point.

- IMMACULATE GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- 24 HOUR CARELINE
- ON SITE MANAGER
- RESIDENTS PARKING
- COMMUNAL GARDENS





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OUTSIDE

There are vast communal grounds with lawn and spaces to sit out for all residents to enjoy. On site parking for residents and visitors.

LOCATION

Lifestyle House is a highly regarded development of independent living quarters for the over 55's age group, supported by an onsite manager and careline that combine to provide cover 24 hours a day. The location is ideal, 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 which provides an oasis of calm in this otherwise thriving and busy area. The development includes off road parking and the use of a residents lounge where various activities are arranged and enjoyed. Unlike many flats number 11 has its own entrance due to it being situated on the ground floor.

MATERIAL INFORMATION

Tenure: Leasehold.
 Lease Length: 200 years from 1996.
 Service Charge: £2880 P.A.
 Ground Rent: £200 P.A.
 Council Tax Band: A.

VALUER

Lewis T. Hughes MNAEA

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. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 40.5 sq. metres (436.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	