

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

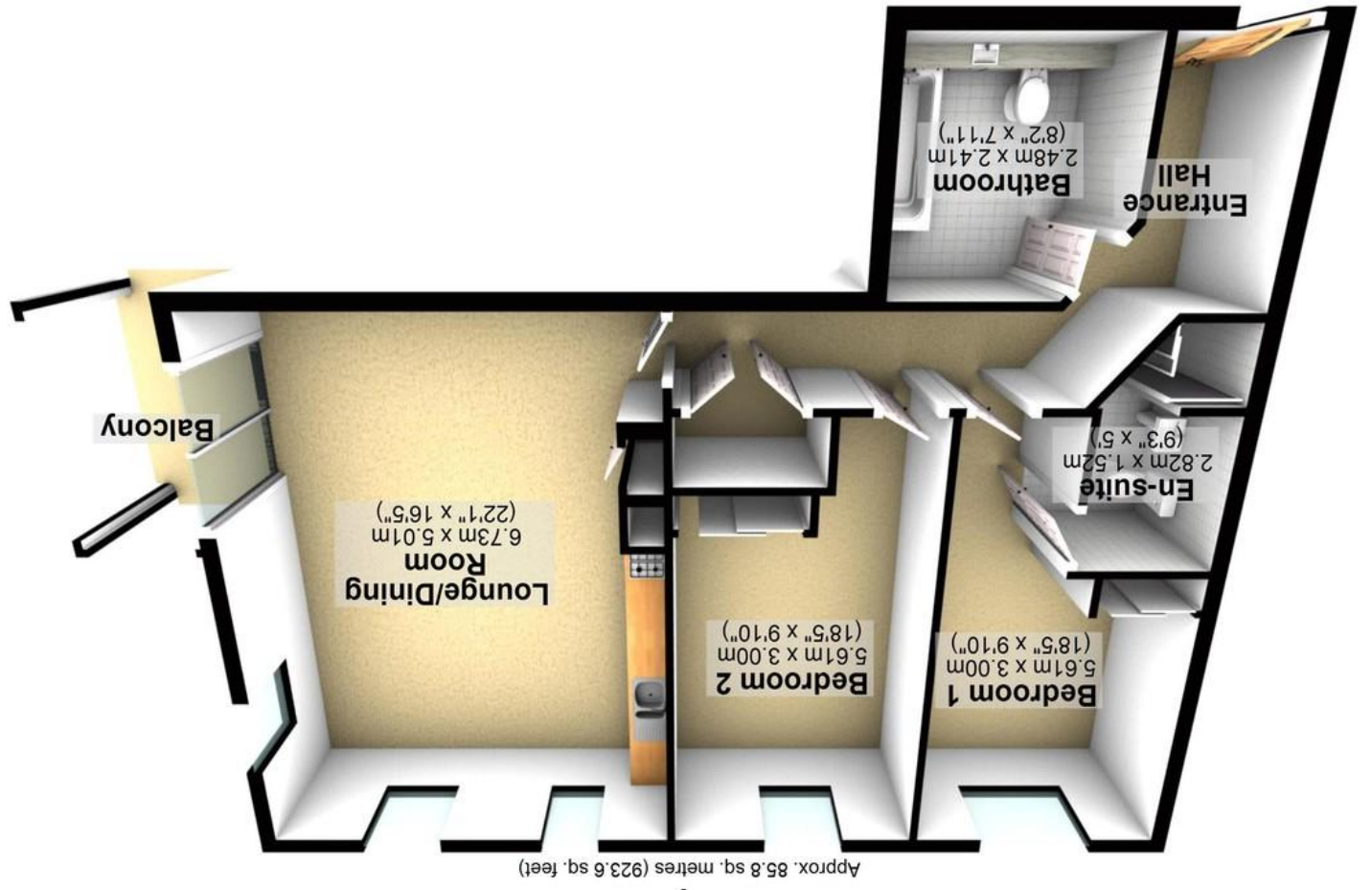
www.epcau.com

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-28)
E	(29-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current	Potential
57	79

Energy Efficiency Rating

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 85.8 sq. metres (923.6 sq. feet)





17 Broomgrove Road | Apartment 11 Elmwood | Sheffield | S10 2LW Property Tenure: Leasehold

An absolutely gorgeous, two double bed roomed, two bathroomed, first floor apartment. Forming part of this exclusive, gated, development in the very heart of ultra popular Botanical Gardens, the apartment comes with its own private balcony, parking space and beautiful communal gardens. Quietly tucked away on the rear of the development ensuring privacy and tranquility yet within a few short strides of the fashionable Ecclesall road and Sharrow Vale shopping areas that are packed with independent cafes, eateries and boutiques, the Hallamshire hospital is on the doorstep as are principal universities, Endcliffe park and central Sheffield is also within walking distance. Perfect for the professional couple, those looking to downsize or first time buyer this sensational property is flooded with a feeling of space and light throughout, enjoys an lift to all floors and simply must be viewed to be fully appreciated.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT
- TWO BATH/SHOWER ROOMS
- SECURE GATED EXCLUSIVE DEVELOPMENT
- HEART OF ULTRA POPULAR BOTANICAL GARDENS
- ALLOCATED PARKING AND PRIVATE BALCONY
- SITUATED TO THE REAR OF THE DEVELOPMENT ENSURING PRIVACY AND TRANQUILITY
- FASHIONABLE ECCLESALL AND SHARROWVALE SHOPPING AREAS A SHORT STROLL
- FIRST TIME TO BE FOR SALE SINCE BEING COMPLETED IN 2018
- PERFECT FOR THE DOWNSIZER PROFESSIONAL COUPLE OR FIRST BUY

