

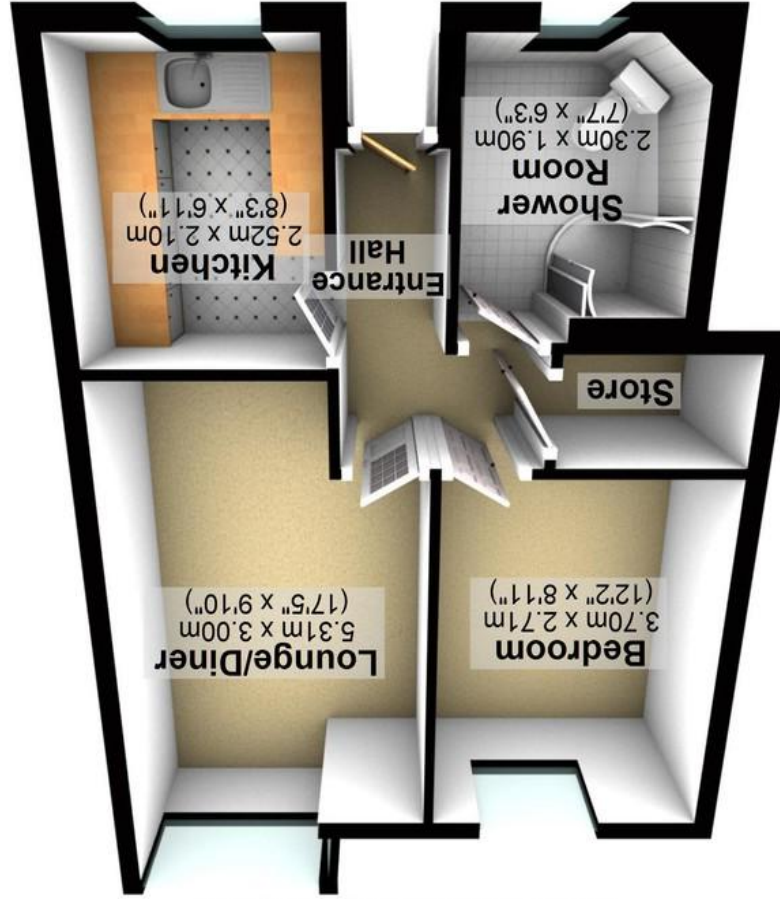
Agents Note: Whilst every care has been taken to prepare these particulars, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their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

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England & Wales	
EU Directive 2002/91/EC	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	67
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Total area: approx. 40.7 sq. metres (437.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.







2 Melbourne Avenue | Broomhill | Sheffield | S10 2QH

**Property Tenure:** Leasehold

Forming part of this superb retirement development is this excellent one bedroomed ground floor apartment. Enjoying one of the prime positions that affords some impressive views to the front together with ample parking spots. Quietly tucked away in this little known backwater and set in its grounds the property is within a short stroll of fashionable Broomhill that is packed with independent cafes, eateries and shops, The Hallamshire hospital is also close by. Ring of particular interest to those looking to downsize the development is aimed at the owner 50's and allowed independent living with on site assistance as and when required. With its own private entrance, no onward chain involved the property is sensibly priced to attract attention and must be viewed to be fully appreciated. In brief, entrance hall, sitting/dining room, kitchen, bedroom and shower room.



- PROPERTY FEATURES**
- EXCELLENT ONE BEDROOMED GROUND FLOOR APARTMENT
  - FORMING PART OF THIS RETIREMENT DEVELOPMENT
  - SEMI ASSISTED LIVING FOR THE OVER 50'S
  - AVAILABLE WITH NO ONWARD CHAIN INVOLVED
  - STUNNING VIEWS TO THE FRONT
  - PRIVATE ENTRANCE AND AMPLE PARKING
  - QUIET TUCKED AWAY POSITION
  - SHORT STROLL TO NUMEROUS AMENITIES WITHIN BROOMHILL
  - SENSIBLY PRICED TO ATTRACT ATTENTION
  - LEASEHOLD WITH 173 YEARS LEFT REMAINING

