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Apt 20, Broomgrove Gardens, 17 Broomgrove Road

Sheffield

Offers in Region of **£325,000 |**

Apartment 20

Broomgrove Gardens, Sheffield

An absolutely gorgeous, two double bedroomed, two bathroomed, second 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 or those looking to downsize it's easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this beautiful apartment. With 923 sq feet of accommodation accessed via a visual intercom system, there is lift access to all floors, air filtration and smart

Council Tax band: D Tenure: Leasehold

- STUNNING TWO DOUBLE BEDROOM TWO BATHROOM SECOND FLOOR APARTMENT
- SECURE ELECTRIC GATED ACCESS AND INTERCOM VISUAL ENTRY SYSTEM
- SMART TECHNOLOGY ELECTRIC WATER FED HEATING SYSTEM
- PRIVATE ALLOCATED PARKING BAY AND PRIVATE BALCONY ACCESSED FROM THE LIVING AREA
- AVAILABLE TO MARKET WITH NO UPWARD CHAIN





FIRST & SECOND FLOOR LAYOUT

