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Apt 7, Broomgrove Gardens, 17 Broomgrove Road    Guide Price £325,000 - £350,000

# Apartment 7

Broomgrove Gardens, Sheffield

An absolutely stunning, immaculately presented and very deceptive two double bedroom, two bathroom, ground floor garden apartment. Offered to the open market for the first time since being constructed in 2007 the apartment forms part of this fabulous, gated residential development. With plenty of non standard, bespoke built in cleverly designed storage solutions in the hallway and sitting room it's easy to say that this beautiful home will be of particular interest to the professional couple and those looking to downsize in equal measures.

Benefitting from electric fired, wet fed heating and water system, air circulation and phone controlled access gate from the road. With its own private south facing garden terrace, gliding French door access, secure lock up residents bike store, numbered allocated parking bay and ample visitor spaces, viewing is absolutely essential to fully appreciate the

Council Tax band: D Tenure: Leasehold

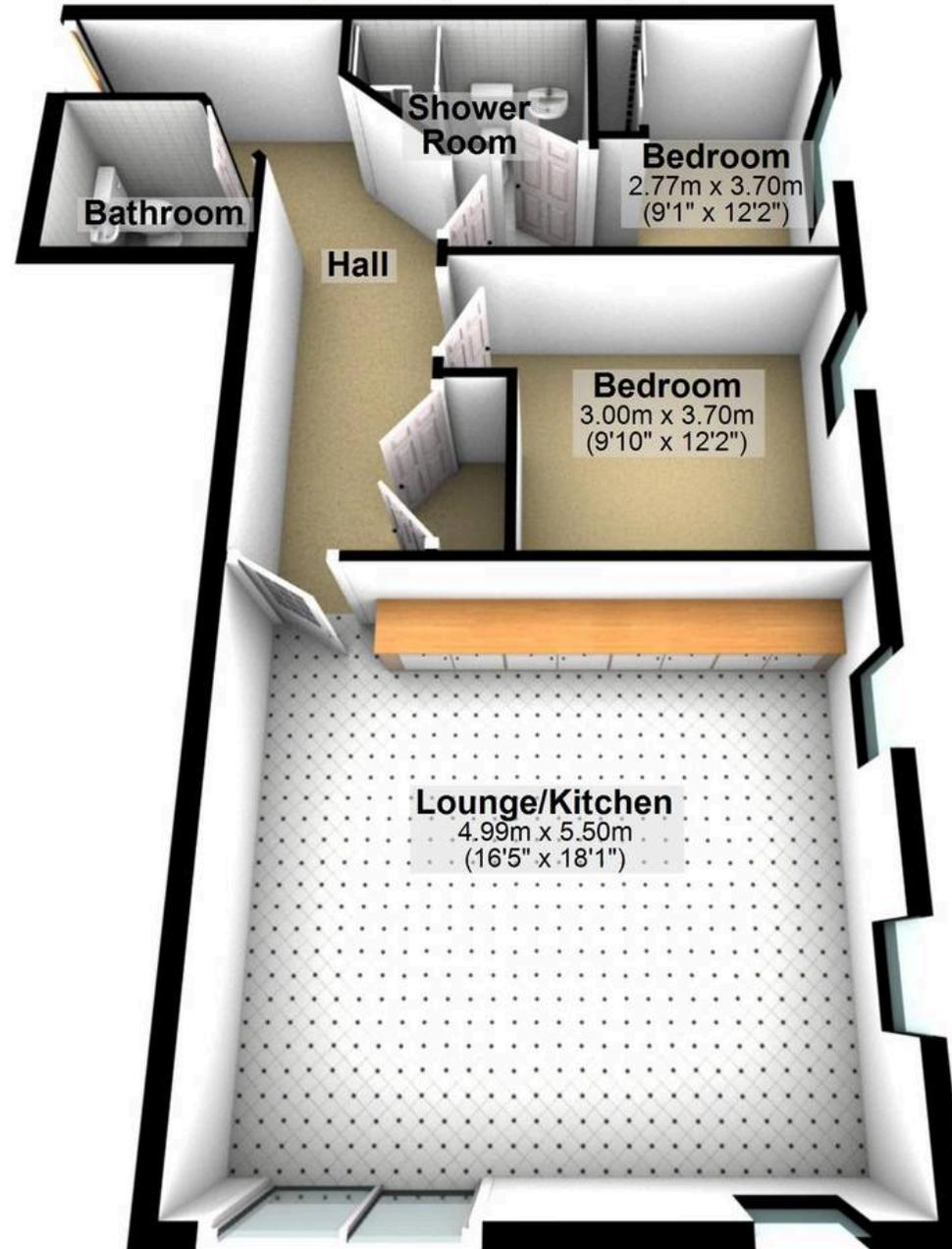
- STUNNING TWO DOUBLE BEDROOM TWO BATHROOM GROUND FLOOR GARDEN APARTMENT
- PLENTY OF NON STANDARD BESPOKE BUILT IN STORAGE UNITS TO THE HALLWAY AND SITTING ROOM
- PRIVATE SUNNY SOUTH FACING TERRACED GARDEN WITH GLIDE FRENCH DOOR ACCESS
- FABULOUS OPEN PLAN FULLY FITTED KITCHEN OPENING TO CONTEMPORARY LIVING/DINING ROOM
- INCREDIBLY LIGHT ACCOMMODATION ACHIEVED VIA FLOOR TO CEILING WINDOWS THROUGHOUT





## Ground Floor

Approx. 66.0 sq. metres (710.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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