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**Apt 14, Broomgrove Gardens, 17 Broomgrove Road
Sheffield**

Offers in Region of £315,000

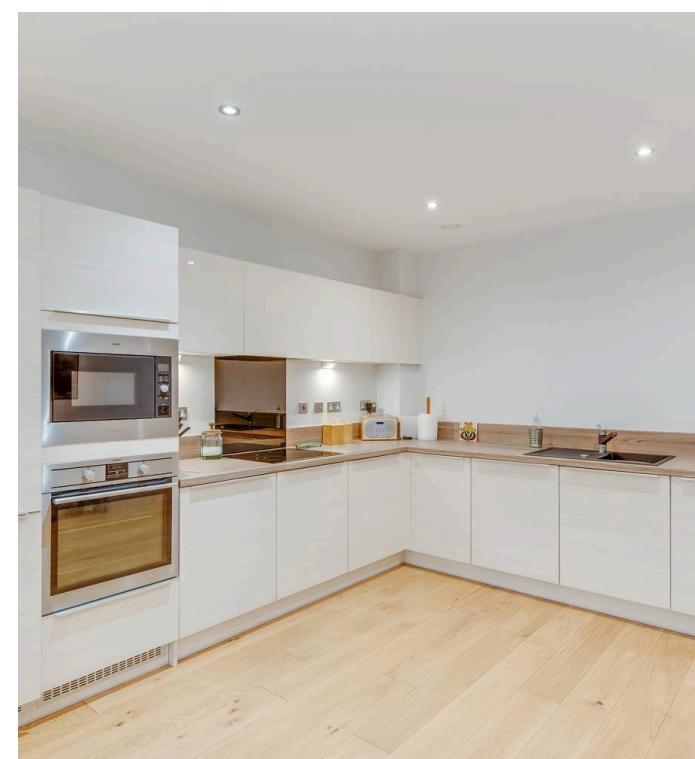
Apartment 14

Broomgrove Gardens, Sheffield

An absolutely stunning, immaculately presented and very deceptive two double bedroom, two bathroom, first floor luxury apartment. Offered to the open market for the first time since being constructed in 2017 the apartment forms part of this fabulous, gated residential development, its easy to say that this beautiful home will be of particular interest to the professional couple and those looking to downsize in equal measures. Benefiting from electric fired, wet fed heating and water system, fully serviced burglar alarm system, air circulation and phone controlled access gate from the road. With its own private south facing private balcony, 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 style of this lovely apartment.

Council Tax band: D Tenure: Leasehold

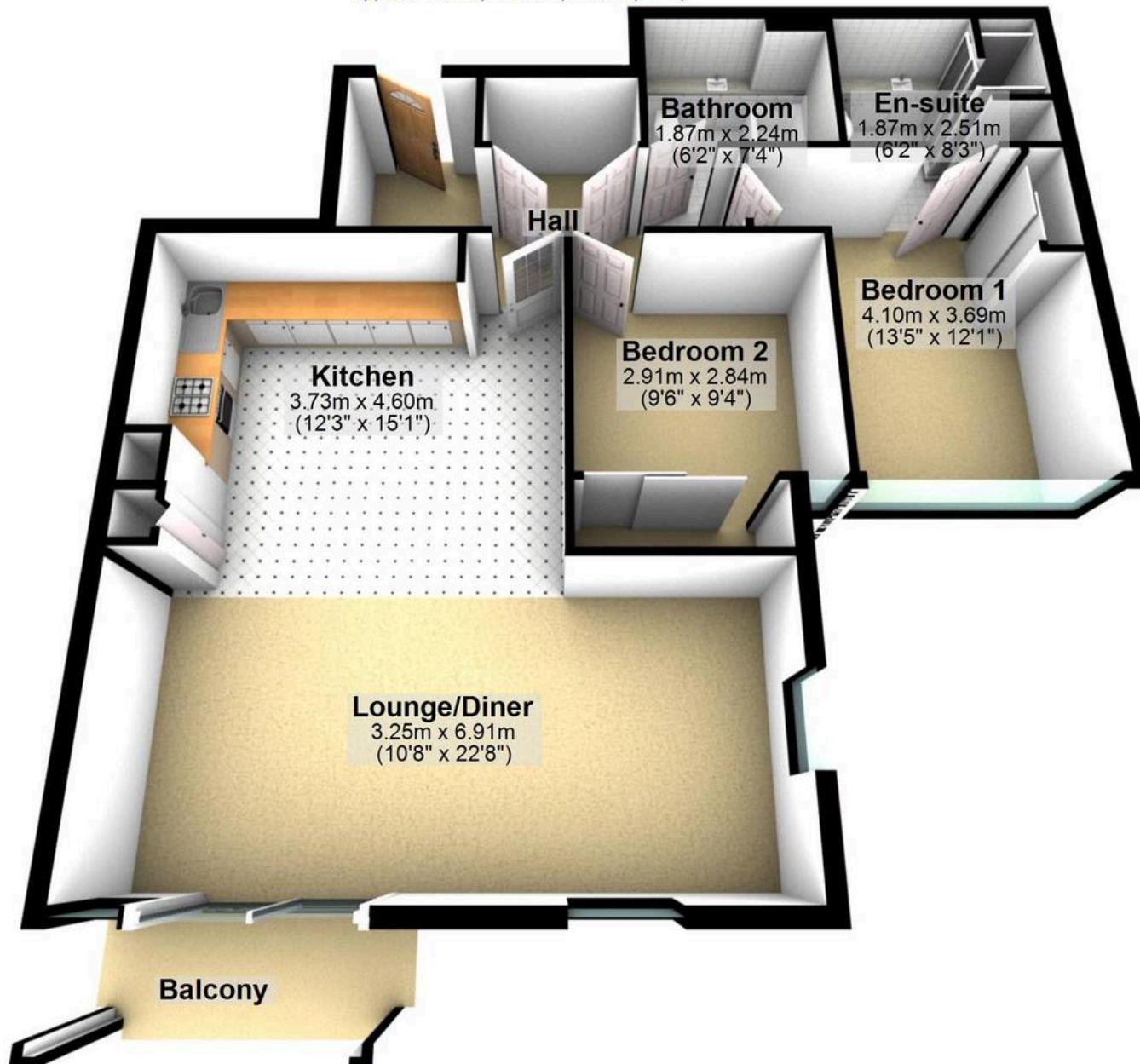
- STUNNING TWO DOUBLE BEDROOM TWO BATHROOM FIRST FLOOR LUXURY APARTMENT
- PRIVATE SUNNY SOUTH FACING PRIVATE BALCONY WITH GLIDE FRENCH DOOR ACCESS
- FABULOUS OPEN PLAN FULLY FITTED KITCHEN OPENING TO CONTEMPORARY LIVING/DINING ROOM
- INCREDIBLY LIGHT ACCOMMODATION ACHIEVED VIA FLOOR TO CEILING WINDOWS THROUGHOUT
- PRIVATE GATED STONE BUILT DEVELOPMENT IN THE VERY HEART OF ULTRA POPULAR BOTANICAL GARDENS
- RESIDENTS BIKE STORE ALLOCATED NUMBERED PARKING BAY TOGETHER WITH VISITOR BAYS
- LARGE FRONTRAGE COMMUNAL GARDENS ENSURING THE DEVELOPMENT IS SET WELL BACK FROM THE ROAD





First Floor

Approx. 82.5 sq. metres (887.7 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Apartment 14 Broomgrove Gardens, 17 Broomgrove Road