



**RE/MAX**  
Elite



## **Lifestyle House Melbourne Avenue, Sheffield, S10 2QH**

**£850**

SPACIOUS ONE BEDROOM RETIREMENT APARTMENT – OVER 50s DEVELOPMENT – WATER & SERVICE CHARGE INCLUDED

This well-proportioned one-bedroom apartment is located within a purpose-built over 50s development. The property features a modern fitted kitchen, generous lounge/diner, double bedroom with fitted wardrobes and a contemporary shower room. Residents benefit from attractive communal gardens, shared lounge facilities, laundry room and a welcoming community environment. Water rates and service charge are included within the rent, offering excellent value and stress-free living.

## **Entrance Hall**

Central hallway providing access to all rooms, with neutral décor and practical layout.

## **Lounge / Dining Room 18'0" x 9'10" (5.50m x 3.00m)**

A bright and spacious main reception room with ample space for both lounge and dining furniture. Large window allows plenty of natural light, creating a welcoming and airy feel.

## **Kitchen 8'2" x 6'6" (2.50m x 2.00m)**

Modern fitted kitchen comprising a range of wall and base units, contrasting work surfaces, tiled splashbacks, integrated oven, hob and extractor hood, plus stainless steel sink and drainer.

## **Bedroom 12'5" x 8'2" (3.80m x 2.50m)**

Well-proportioned double bedroom featuring fitted mirrored wardrobes providing excellent storage. Large window offering natural light and pleasant outlook.

## **Shower Room 7'2" x 6'2" (2.20m x 1.90m)**

Contemporary suite comprising walk-in shower enclosure, low-level WC and pedestal wash basin. Fully tiled walls for easy maintenance.

## **Communal Facilities**

Residents benefit from:

Attractive landscaped communal gardens

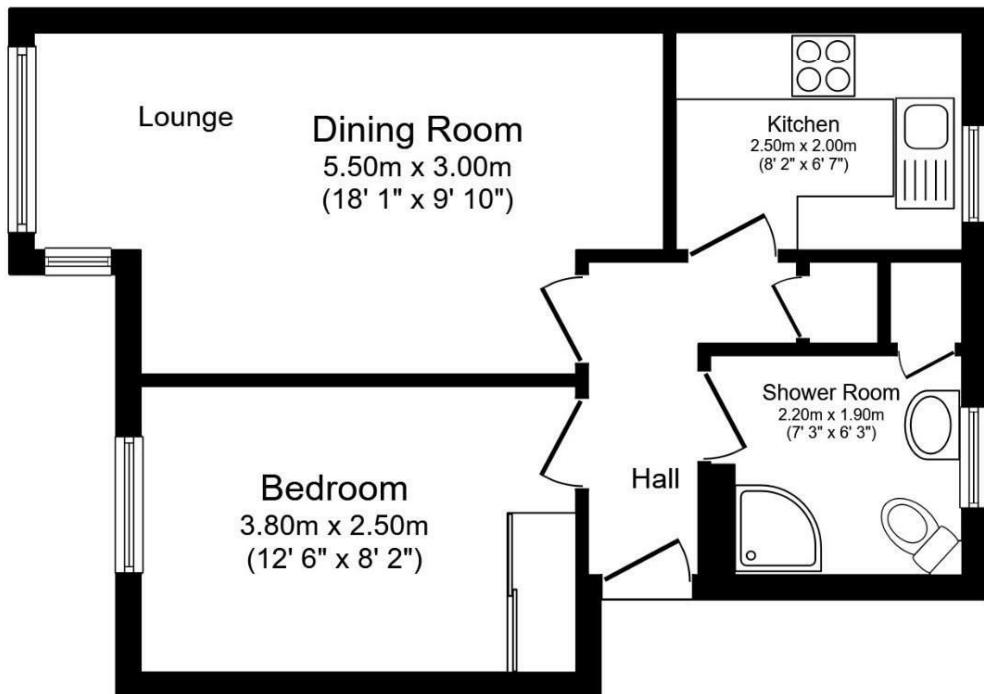
Spacious residents' lounge

On-site laundry facilities

Well-maintained communal areas

Friendly and secure environment

## Floor Plan

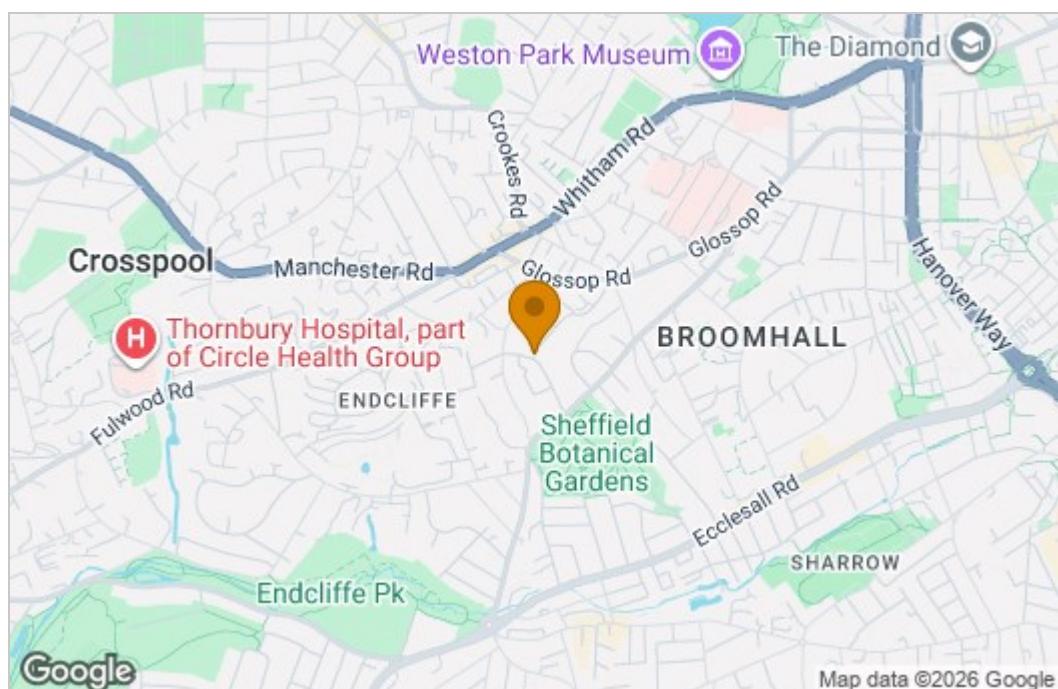


## Floor Plan

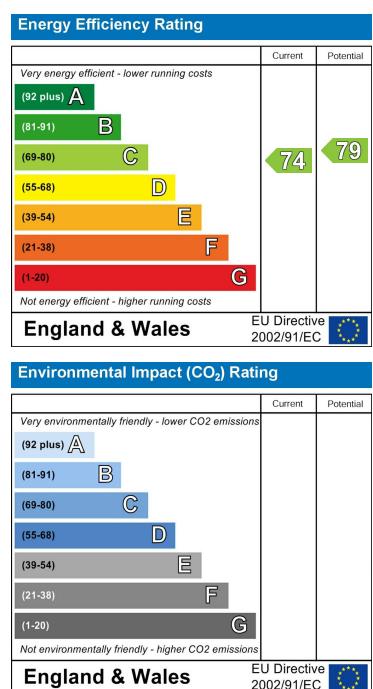
Total floor area 39.1 sq.m. (420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Area Map



## Energy Efficiency Graph



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