



**Carriage Spring Drive Broomhill Sheffield S10 3HH**  
**Offers Around £625,000**

# Carriage Spring Drive

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Forming part of this highly desirable and exclusive development which was redeveloped in 2024 is this stunning three double bedroom penthouse style apartment which is offered to the open market with no onward chain. Measuring almost 1,500 square feet, the property has been built to a high standard and enjoys a fabulous blend of period style together with modern fixtures and fittings. Among the fantastic benefits are two allocated parking spaces with an EV charging point, an impressive private roof terrace, built in wardrobes, and the remainder of the builders 10 year warranty. The apartment is accessed via a stunning communal hallway with a galleried staircase and a lift to all floors.

Tastefully decorated throughout, the beautifully presented living accommodation briefly comprises: from the private front door a spacious hallway leads to a large 'L' shaped lounge/dining/kitchen that has triple aspect windows, and a fully fitted kitchen with Silestone worktops and a range of integrated appliances to include a fridge/freezer, electric oven, gas hob, dishwasher, and a drinks chiller. There is a separate utility room which has space and plumbing for both a washing machine and tumble dryer.

Furthermore the accommodation includes a master bedroom that enjoys a dressing room which has built-in wardrobes, and an ensuite shower room; a second double bedroom, and a well appointed bathroom.

From the hallway, stairs lead to a further double bedroom that has built-in wardrobes and a feature window, a spacious landing area which could be used as a study, a further shower room, and access to the private roof terrace.

- NO ONWARD CHAIN
- PENTHOUSE STYLE APARTMENT
- THREE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- TWO ALLOCATED PARKING SPACES
- EV CHARGING POINT
- SPACIOUS COMMUNAL GARDENS
- CONVERTED IN 2024 - REMAINING BUILDERS WARRANTY
- BUILT TO EXCEPTIONALLY HIGH STANDARD
- SOUGHT AFTER AND QUIET LOCATION





#### OUTSIDE

The property enjoys sole use of a private roof terrace along with access to well kept communal gardens.

#### LOCATION

Despite it's city location it's also just a 4 minute drive to Sheffield's Botanical Gardens, which are listed by English Heritage as a Grade II site of special historic and architectural interest as well as a collection of linked parks and woods. If you are willing to drive just a little further you are also minutes away from some of the Peak Districts most noted locations such as Mam Tor, Jacobs Ladder, Kinder Scout, Blue John cavern and Ladybower Reservoir for all you nature lovers. By car, the A57 takes you on a lovely scenic route across the peak district to Manchester and there are also frequent bus services operating between Fulwood Road (just a minute walk away) and Sheffield.

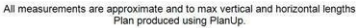
#### MATERIAL INFORMATION

Tenure: Leasehold.  
Lease Length: 250 years from 2024.  
Service Charge: £3737 P.A.  
Ground Rent: £1 P.A.  
Council Tax Band: C.

#### VALUER

Chris Spooner ANAEA

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