



115a Manchester Road Broomhill Sheffield S10 5DN  
Offers Around £150,000



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Offered for sale with NO CHAIN is this one bedroom ground floor apartment which has a private patio/terrace, off-road parking, secure entrance with intercom and electric heating. The property is set within this popular over 60s development in Broomhill!! Whilst being situated within a quiet location, the property is a short distance away from a wealth of shops, cafes and amenities in Broomhill and Crosspool including regular bus routes giving easy access to the city centre and beyond.

Tastefully decorated throughout in neutral tones, the well presented living accommodation briefly comprises: Access via a secure communal entrance before reaching a private front door that leads into an entrance hall which has two useful fitted cupboards. Access into the lounge, kitchen, bedroom and the bathroom. The spacious lounge/dining room has a feature fireplace with an electric fire, and French doors to the private patio area. The contemporary fitted kitchen has a range of range wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a fridge, freezer, washing machine, slimline dishwasher, a double electric oven, and an electric hob with extractor above.

The double bedroom has fitted wardrobes, and a window which overlooks the communal gardens. The bathroom is fully tiled with a heated towel rail, and a white suite which includes a wash basin with a vanity unit, WC, and a walk-in mobility bath.

NB. When selling the property, an owner pays a total of 0.75% to the Sinking Fund & 0.5% to Kersal Management of the sale price per year of ownership. Total 1.25% the selling price for each year of ownership.

- CHAIN FREE
- GROUND FLOOR APARTMENT
- PRIVATE PATIO/TERRACE
- ASSISTED LIVING FOR OVER 60'S
- OFF ROAD PARKING
- SPACIOUS LIVING ROOM
- WALK-IN MOBILITY BATH
- WELL PRESENTED NEUTRAL DECOR
- SECURE ENTRANCE WITH INTERCOM ELECTRIC HEATING
- KITCHEN WITH INTEGRATED APPLIANCES







## OUTSIDE

Off road parking is communal and available on a first come, first serve basis. There are impressive, well manicured communal gardens, and a private west facing covered patio.

## LOCATION

The property is accessed off Manchester Road, there is a sweeping driveway which leads to communal parking and stunning communal gardens with circular seating area. Kersal Lawns is well-placed for local shops and amenities in Broomhill, local reputable schools, recreational facilities and access to the hospitals, universities, city centre and the Peak District.

## MATERIAL INFORMATION

The property is Leasehold with 66 years remaining and currently Council Tax Band B.

## VALUER

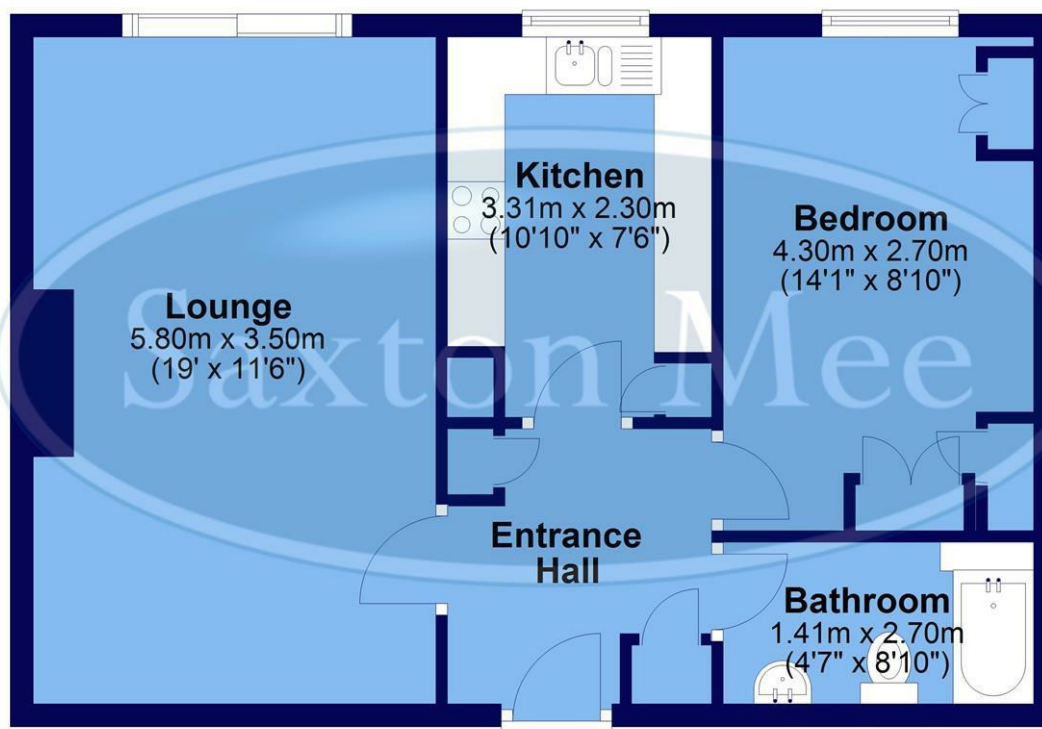
Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



## Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 50.5 sq. metres (543.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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