



2 bed apartment to buy in S10

17 Broomgrove Road, Sheffield, South Yorkshire, S10 2LW

£255,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

 EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Poor

Arrange a viewing

Jason Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

We are welcome to the market this absolutely gorgeous, two double-bedroom, two bathroom, first floor Apartment. Forming part of this exclusive gated development in the very heart of ultra popular Botanical Gardens, the apartment comes with its own private balcony, parking space and beautiful communal gardens.

Quietly tucked away on the rear of the development ensuring privacy and tranquillity yet within a few short strides of the fashionable Ecclesall road and Sharrow Vale shopping areas that are packed with independent cafes, eateries and boutiques, the Hallamshire hospital is on the doorstep as are principal universities, Endcliffe park and central Sheffield is also within walking distance. Perfect for the professional couple.

*Due to variations in the title deeds, it may appear that the allocated parking space is shared. However, this is not the case and is in fact solely owned and allocated. Please refer to the legal pack for further information.**

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 990

Annual Ground Rent Amount: £250.00

Ground Rent Review Period: Per annum - was frozen for 10years so will most likely change in 2027

Annual Service Charge Amount: £1,680.00

Service Charge Review Period: Per annum - 6 monthly payment

Price: Starting Bid £255,000

Property Type: Apartment

Parking: Allocated

Year built: 2017

Construction materials: Stone built

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Poor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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