



£900 Monthly

Melbourne Avenue, Sheffield

Flat | 2 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- FIRST-FLOOR RETIREMENT APARTMENT (AGE 50+)
- TWO BEDROOMS - PERFECT FOR HOBBIES OR GUESTS
- SPACIOUS LOUNGE WITH BAY WINDOW AND LOVELY VIEWS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM WITH SHOWER OVER BATH
- COMMUNAL LOUNGE, GARDENS, AND RESIDENT LIBRARY
- BEAUTIFULLY MAINTAINED GROUNDS IN LEAFY BROOMHILL
- CLOSE TO LOCAL SHOPS, BUS ROUTES & MEDICAL FACILITIES

## Property Description

FIRST-FLOOR RETIREMENT APARTMENT IN PRIME BROOMHILL LOCATION - TWO BEDROOMS & COMMUNAL LOUNGE

Located in the sought-after suburb of Broomhill, this two-bedroom first-floor retirement flat is ideal for independent tenants aged 50+. Offering light-filled interiors, smart kitchen and bathroom, and access to attractive communal facilities, the property enjoys a peaceful setting with landscaped gardens just moments from the heart of the area.

This home is part of a well-maintained retirement development, offering a great lifestyle for those who want both independence and a sense of community.

## Main Particulars

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**Lounge** - 5.48m x 3.04m (17'11" x 9'11") - A bright and airy main reception room with a large bay window offering leafy views and plenty of natural light. Neutral décor and carpeted floors create a comfortable and versatile living space.

**Kitchen** - 2.51m x 1.86m (8'2" x 6'1") - A compact yet functional kitchen with cream shaker-style units, wood-effect worktops, electric hob and oven, and space for under-counter appliances. Tiled splashbacks and a large window make this a pleasant place to cook.

**Bedroom 1** - 4.20m x 2.66m (13'9" x 8'8") - A generous double bedroom with fitted mirrored wardrobes, electric heating, and views over the surrounding greenery. Ideal as a main sleeping space with room for additional furniture.

**Bedroom 2** - 2.44m x 2.00m (8'0" x 6'6") - A versatile second bedroom, perfect as a guest room, office, or hobby space. Also benefits from natural light and a peaceful outlook.

**Bathroom** - Well-appointed with full-sized bath and shower over, pedestal basin, WC, safety grab rails, and part-tiled walls with green and white tones. Practical and easy to maintain.

**Hallway** - Central access point with neutral walls, fitted carpets, and access to all rooms. Pull cord alarm system in place for added peace of mind.

**Communal Lounge & Library** - Residents can enjoy socialising in the shared lounge, with bookcases, board games, and regular activities hosted in a relaxed setting.

**External Areas** - Beautifully landscaped grounds surround the building with mature planting and seating areas, creating a tranquil environment.

Ready to explore this charming retirement flat in person? Contact us today to book your private viewing.

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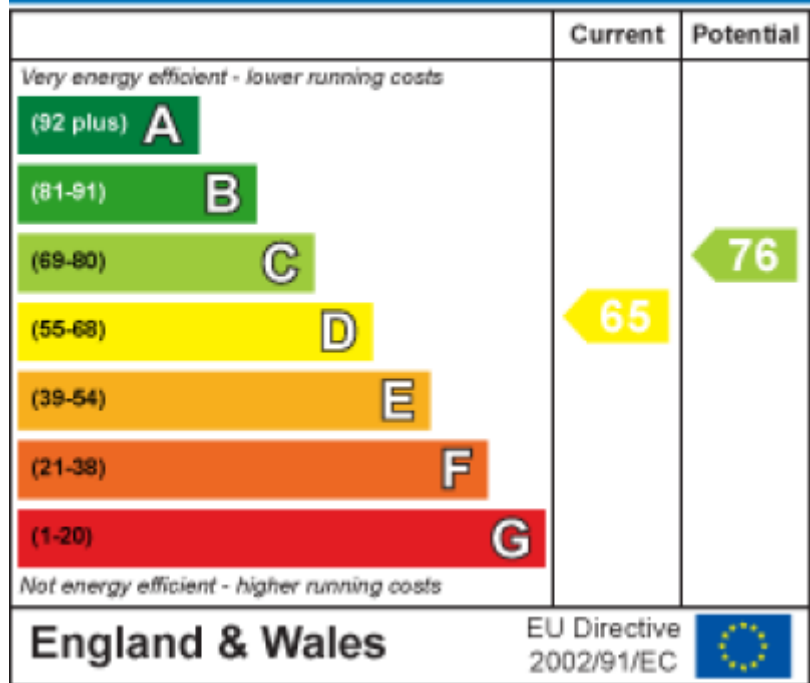
Total floor area 46.9 sq.m. (505 sq.ft.) approx

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating



Telephone: 01922 322988



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