



£850 Monthly

Melbourne Avenue, Sheffield

Flat | 2 Bedrooms | 1 Bathroom

01922 322988



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Step Inside

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

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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