



£850 Monthly

Melbourne Avenue, Sheffield

Flat | 1 Bedroom | 1 Bathroom

01922 322988



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Step Inside

Key Features

- OVER 50s DEVELOPMENT
- WATER & SERVICE CHARGE INCLUDED
- SPACIOUS ONE BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- GENEROUS LOUNGE/DINING AREA
- CONTEMPORARY SHOWER ROOM
- FITTED WARDROBES TO BEDROOM
- COMMUNAL LOUNGE & FACILITIES
- WELL-MAINTAINED COMMUNAL GARDENS
- PEACEFUL & SECURE ENVIRONMENT

Property Description

SPACIOUS ONE BEDROOM RETIREMENT APARTMENT - OVER 50s DEVELOPMENT - WATER & SERVICE CHARGE INCLUDED

This well-proportioned one-bedroom apartment is located within a purpose-built over 50s development. The property features a modern fitted kitchen, generous lounge/diner, double bedroom with fitted wardrobes and a contemporary shower room. Residents benefit from attractive communal gardens, shared lounge facilities, laundry room and a welcoming community environment. Water rates and service charge are included within the rent, offering excellent value and stress-free living.

Main Particulars

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Entrance Hall - Central hallway providing access to all rooms, with neutral décor and practical layout.

Lounge / Dining Room - 5.50m x 3.00m (18'0" x 9'10") - A bright and spacious main reception room with ample space for both lounge and dining furniture. Large window allows plenty of natural light, creating a welcoming and airy feel.

Kitchen - 2.50m x 2.00m (8'2" x 6'6") - Modern fitted kitchen comprising a range of wall and base units, contrasting work surfaces, tiled splashbacks, integrated oven, hob and extractor hood, plus stainless steel sink and drainer.

Bedroom - 3.80m x 2.50m (12'5" x 8'2") - Well-proportioned double bedroom featuring fitted mirrored wardrobes providing excellent storage. Large window offering natural light and pleasant outlook.

Shower Room - 2.20m x 1.90m (7'2" x 6'2") - Contemporary suite comprising walk-in shower enclosure, low-level WC and pedestal wash basin. Fully tiled walls for easy maintenance.

Communal Facilities - Residents benefit from:

Attractive landscaped communal gardens

Spacious residents' lounge

On-site laundry facilities

Well-maintained communal areas

Friendly and secure environment

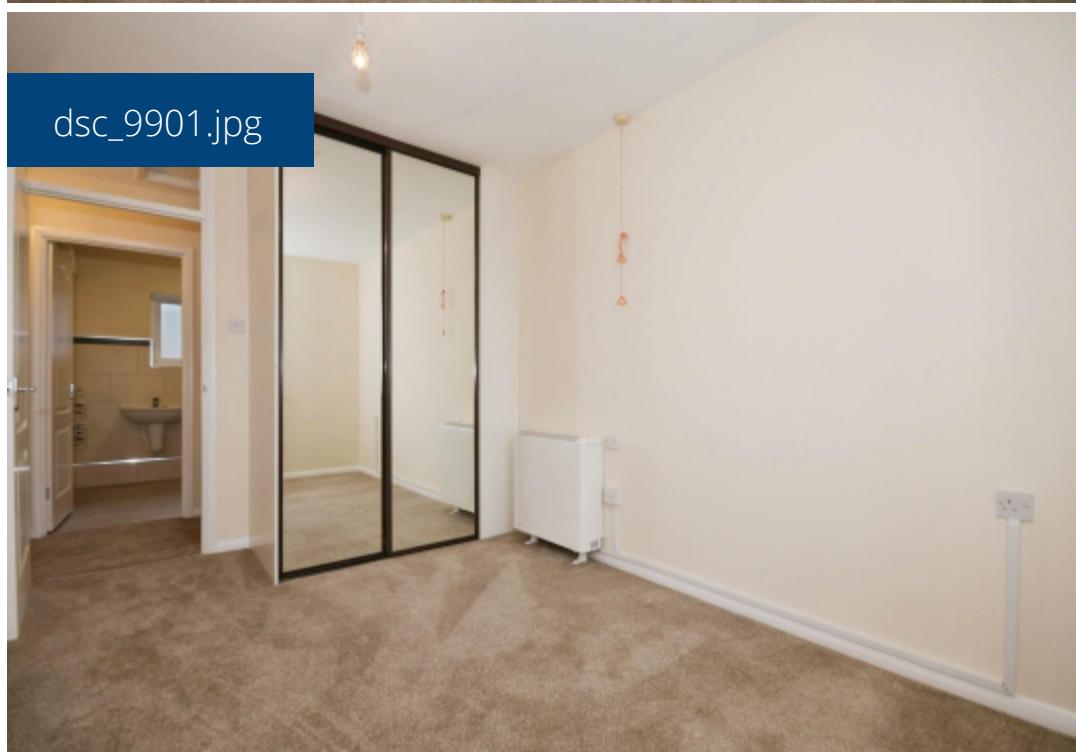
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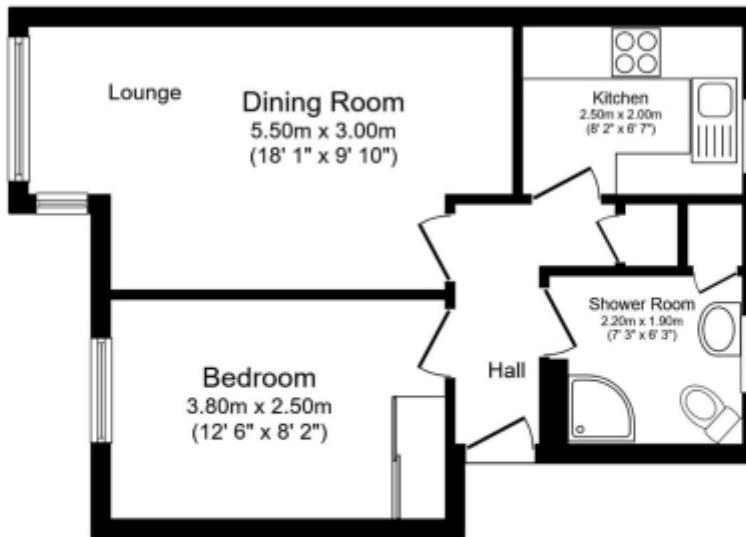


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Floor Plan

Total floor area 39.1 sq.m. (420 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	74	79
(55-68) D		
(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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