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Apartment 16, Lifestyle House 2 Melbourne Avenue, Sheffield,  
S10 2QH

# Apartment 16, Lifestyle House 2 Melbourne Avenue, Sheffield, S10 2QH

Guide Price £115,000

\*\*\* GUIDE PRICE £115,000 - £120,000 \*\*\* | GROUND FLOOR APARTMENT | SOUTH FACING BALCONY | Situated in the sought after location of Broomhill, this delightful ground floor apartment on Melbourne Avenue offers a perfect blend of comfort and convenience. The over 55's development boasts a modern design whilst providing a warm and inviting atmosphere. The benefit on no onward chain allows for a smooth transaction, so don't miss out!

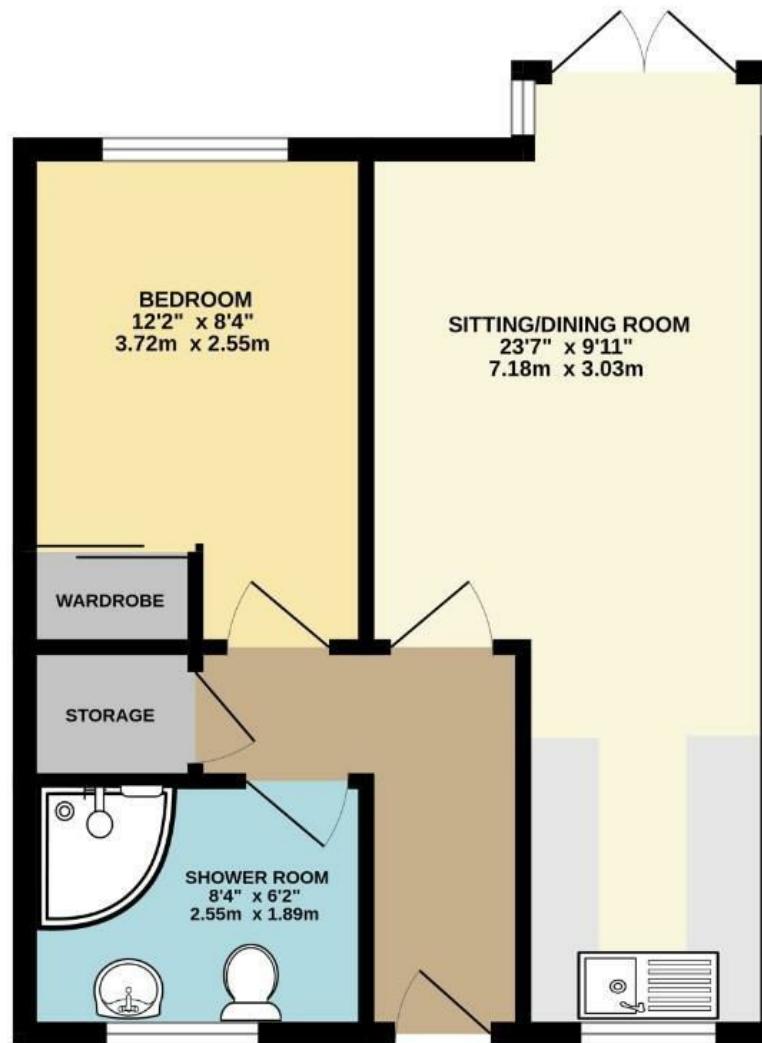
The apartment features a well-proportioned double bedroom, equipped with fitted wardrobes. There is a modern shower room to the front of the property, and separate storage cupboard offering ample space for all. A welcoming reception room comprises a fitted kitchen with a range of wall and base units, and a living area that opens onto a lovely balcony through elegant french doors. This outdoor space is ideal for enjoying a morning coffee or soaking up the afternoon sun.

Residents will appreciate the communal facilities, which include a spacious lounge, a well-equipped kitchen, and a laundry area, fostering a sense of community among neighbours. The absence of an onward chain simplifies the buying process, making this property an attractive option for those looking to settle in a vibrant and friendly environment.

With its prime location in Broomhill, you will find yourself surrounded by a variety of local amenities, including shops, cafes, and parks, all within easy reach. This apartment is not just a home; it is a lifestyle choice that offers comfort, community, and convenience!

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GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 200 years from 25th March 1996 and a ground rent of £100.00 per annum. There is a service charge of £3,600.00 per annum.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

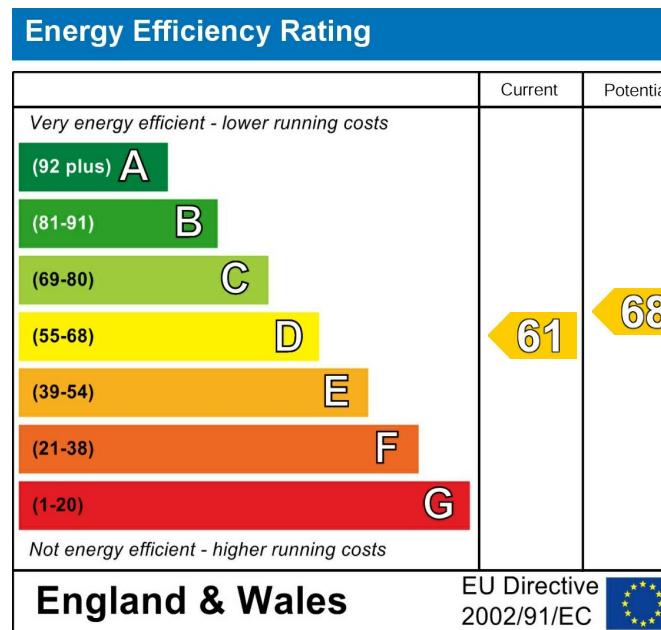
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

