



*Spencer.*

**Flat 21, Lifestyle House, Broomhill, S10 2QH**

## Buy —

this superb ground floor, one double bedroom apartment in this over 55's development situated in a quiet leafy suburb close to Broomhill and the Botanical Gardens.

— from *Spencer.*

- Available with no chain
- Newly decorated throughout
- One double bedroom
- Own private entrance
- Communal residents lounge, kitchen and laundry
- Over 55's development
- Excellent location
- Council Tax Band-A
- EPC Rating-D
- [What3words///charmingly.monkey](https://www.what3words.com/charmingly.monkey).



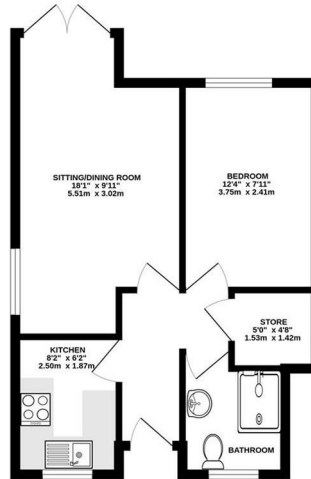
---

**£105,000**



# Floorplan

GROUND FLOOR  
CEILING HEIGHT 2.3 M  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the drawings and floor measurements, Spencers Agents, their staff and any other third party agents make no representation or warranty as to the accuracy of the drawings and floor measurements. It is recommended that you verify the measurements and floor area yourself. Spencers Agents, their staff and any other third party agents make no representation or warranty as to the accuracy of the drawings and floor measurements. It is recommended that you verify the measurements and floor area yourself. Spencers Agents, their staff and any other third party agents make no representation or warranty as to the accuracy of the drawings and floor measurements. It is recommended that you verify the measurements and floor area yourself.



# Spencer.

+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

SpencersAgents  
 SpencersAgents  
 SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948