



Spencer.

**Apt 24 Broomgrove Gardens, 17 Broomgrove  
Road. Sheffield. S10 2LW**

Buy —

this stunning two double bedroom apartment  
with balcony within this desirable gated  
development

— from *Spencer.*

- NO CHAIN
- Two double bedrooms
- Two bathrooms
- Private west facing balcony
- 2nd floor apartment with lift
- Allocated off road parking
- EPC Rating B
- Council Tax Band D
- Close to amenities
- What3Words: panel.pizza.gives



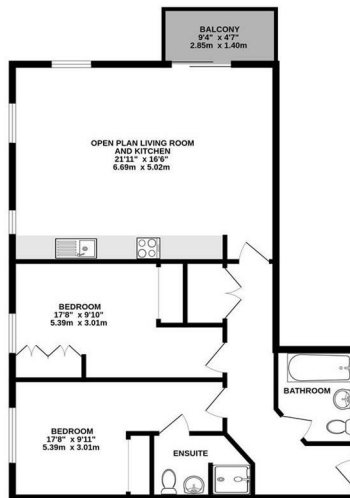
£330,000





# Floorplan

SECOND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA - 875 sq.ft. (81.3 sq.m.) approx.

Whilst every effort has been made to provide the accuracy of this floor plan, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any legal proceedings. It is to be used as a guide only and should not be relied upon for any legal purpose. All measurements are given as to their specificity or efficiency can be given. Drawn with AutoCAD 2012

## Spencer.

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