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morfittsmith

Ecclesall Heights,  
Broomhall,  
Sheffield,  
S10 2BG



**A stylish studio apartment located on the cusp of the Sheffield ring road: Ecclesall Heights.**

Situated in leafy Broomhall with excellent links to most university buildings, this practical home is an ideal buy-to-let investment.





### **Time to explore.**

Ecclesall Heights can be found in Broomhall, a delightful area just west of the city centre. Located on its namesake Ecclesall Road, this apartment complex enjoys unbeatable transport links – thanks to the Sheffield Inner Ring Road and reliable bus services – and is walking distance from a huge range of entertainment and facilities. These include the beloved Moor Market, perfect for all your shopping needs, and a wide variety of shops and restaurants on Ecclesall Road. You will find all this and more within easy walking distance of Ecclesall Heights. For such a convenient position, there is no shortage of green space nearby either. Sunnybank Nature Reserve backs directly onto Ecclesall Heights, plus the stunning Endcliffe Park and the Georgian Botanical Gardens are only down the road, giving you plenty of options for escaping the concrete jungle.

## Step inside your new home.

Ecclesall Heights is not only a superbly located home, but also situated in a secure development that can be entered via a coded door. The studio itself is located on the third floor of this red-brick building, granting you confidence in your safety. The apartment is comprised of a large open-plan living area and a practical shower room. The open-plan expanse is vast in scale, perfect for catering to all your eating, sleeping, and culinary requirements. The flooring is an attractive carpet, with vinyl flooring in the kitchen area to create a subtle division. The kitchen is fitted with a range of light oak colour base units, marble-effect black worktops, and plenty of room for white goods. The living area can comfortably accommodate a range of dining, lounge and bedroom furniture, making this a superb space for hosting guests or simply to relax and unwind. This generous space is an ideal blank canvas for you to bring your own personality, affording it a huge amount of potential. Floor to ceiling patio doors bathe the space in plenty of nature light and open out to a Juliet balcony, perfect for overlooking the city and enjoying a refreshing breeze in warm weather. The shower room contains a functional three-piece suite, decorated in tasteful neutral colours.

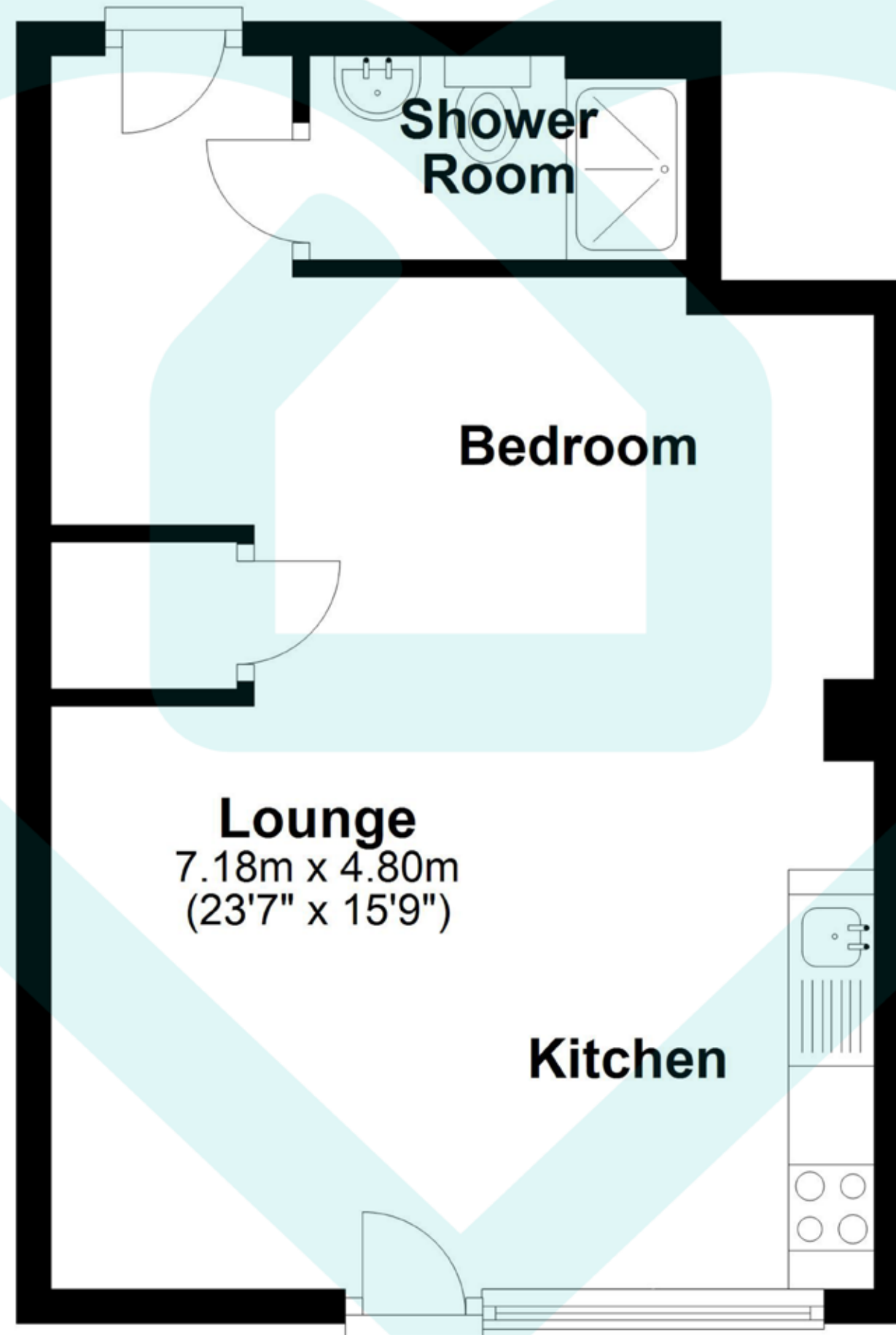






## Third Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 36.2 sq. metres (389.2 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   B	83   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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