





11 Riverdale

Fulwood Road • Broomhill • S10 3BQ

Guide Price £250,000 - £260,000

A secluded 2 double bedroom second floor apartment, part of the former carriage house located within a unique redevelopment of a grand Victorian building completed in 2020. Offering complete privacy which captures the essence of modern living close to the Botanical Garden and Endcliffe Park, conveniently located within the conservation area on Fulwood Road between Ranmoor and Broomhill. ideal for professionals, couples, first-time buyers, and young families. The apartment enters through a private entrance framed by original carriage house doors with stairs which rise to the fabulous living space, offering herringbone laminate floors, timber-framed double-glazed windows and picturesque views of lush greenery. Embracing modern living with features energy efficient WIFI controlled Rointe D heating and a seamlessly integrated System line E50 audio system with intuitive gesture control. The Bluetooth sound system allows you to play your favourite music from your mobile device, utilising ceiling speakers to keep surfaces clear in the combined living room/kitchen/living space. The kitchen is fitted with contemporary matte wall and base units finished with Krypton worktops, including integrated Bosch oven, induction hob, 60/40 fridge freezer and dishwasher. Comprising of 2 good sized double bedrooms and a modern 3-piece white suite bathroom, presented with contrasting tiles, chrome heated towel rail and downlights. With mature communal gardens, a private entrance, and allocated parking directly outside, this residence seamlessly blends modern living with nature. Fulwood Road is very popular road location close to the heart of Broomhill with its excellent range of shops, supermarkets, cafes, pubs and restaurants. Pets are allowed at this development and the property is till covered by the remainder of a 10 year builders warrant (issued 2020) Both Universities are on the doorstep as are the city's hospitals. The city centre lies only a couple of miles away and the Peak District approximately 3 miles away.



- Secluded Apartment in Former Carriage House
- Unique Redevelopment of a Grand Victorian Building
- Close to the Botanical Gardens and Endcliffe Park
- Fabulous Open Plan Living Space
- 2 Double Bedrooms

- Modern Kitchen & Bathroom
- Communal Gardens & Bike Store
- Allocated Parking
- £2,035.56 pa - Service Charge
- Council Tax Band b, EPC Rating D



11 RIVERDALE

APPROXIMATE GROSS INTERNAL AREA = 65.6 SQ M / 706 SQ FT
(EXCLUDING ALLOCATED CAR PARKING)



Illustration for identification purposes only,
measurements are approximate, not to scale.

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.