



Duplex Apartment, 4 Draymans Court Ecclesall Road, Sheffield, S11 8HH



4 Draymans Court Ecclesall

Offers Around

£185,000

An opportunity to purchase a ground floor duplex apartment in a secure gated complex. The property is situated in the popular development of Ward's Brewery and is for sale with immediate vacant possession and NO CHAIN.

Located just off Ecclesall Road within easy access to the Universities, Hospitals and Sheffield City Centre.

Private entrance door with allocated parking space immediately outside, this well proportioned duplex apartment is in excellent condition and ready to move in.

Comprising:

Spacious entrance hallway with cloakroom and understairs storage. Plus W/C wash handbasin., Door to lounge and dining kitchen which is fitted with a range of storage units plus integrated fridge/freezer, dishwasher, washing machine, oven hob and extractor

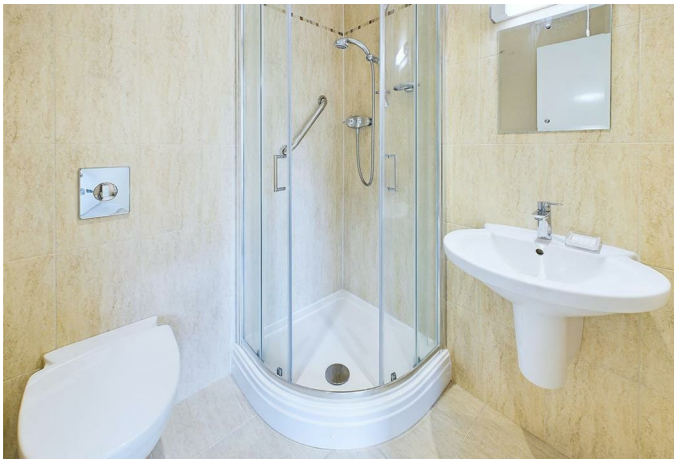
Stairs to the first floor lead to the two double bedrooms each with ensuite shower rooms in excellent condition. The master bedroom is spacious, light and airy with sliding patio doors onto a private sunny south east facing balcony overlooking the River Porter.

Great City Centre fringe living at its best, viewing is highly recommended for anyone wanting a well maintained, secure and competitively priced apartment.



- In this popular Ward's Brewery Complex
- Immediate Vacant Possession and NO CHAIN
- Two Double Bedrooms both with Ensuite Shower Rooms
- Allocated Parking Space next to Private Entrance
- Superb Southerly Facing Balcony Overlooking the Porter Brook
- Close to restaurants, bars, cafes etc on Ecclesall Road
- Private entrance duplex apartment
- EPC D
- Leasehold
- Viewing via Banner Cross office







Ground Floor



Floor 1

Approximate total area⁽¹⁾

841.52 ft²
78.18 m²

Balconies and terraces

31.97 ft²
2.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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