



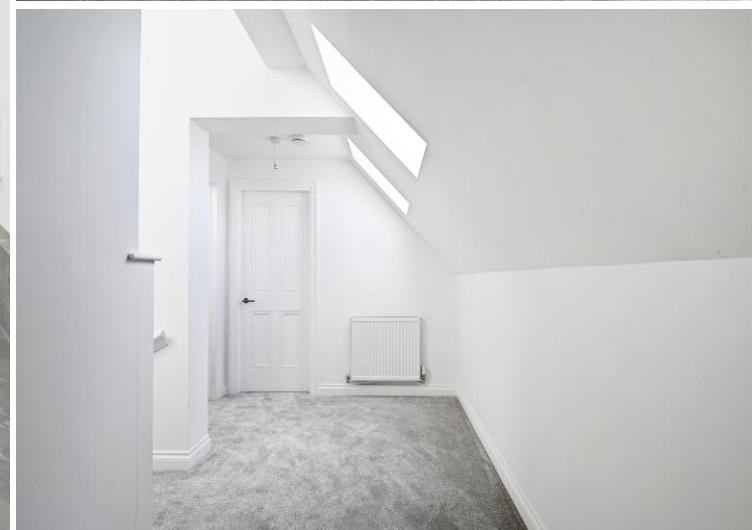


## 11 Oakcroft Mews

379a Fulwood Road • Ranmoor • Sheffield S10 3GA

Guide Price £325,000 - £350,000

A new 3 bedroom and 2 bathroom duplex apartment with accommodation on the upper floors within this highly sought-after development. Stairs for access. Features include new contemporary decor throughout, a lounge with a Juliette Balcony and pleasant outlook, a new bespoke kitchen with an island, breakfast bar and integrated appliances, bathrooms and en-suites by Porcelanosa, gas central heating with a combination boiler, double glazing, and a video entry system. New carpets and floor finishes included within the sale. Last remaining apartment. Ready to move in with no chain. Ideal for first time buyers and young professionals, with excellent links to the hospitals and universities. The third bedroom could be a lovely office if working from home. Ranmoor is considered by many to be the most sought-after location within Sheffield. Oakcroft Mews is ideally placed on the high street, close to an array of local shops and amenities, highly regarded local schools, St John's Church, local parks including Endcliffe Park, the Botanical Gardens and Bingham Park, whilst also having excellent transport links to the city centre, hospitals, universities, and the Peak District. Number 11 benefits from the use the communal gardens, and car parking for two vehicles. The lease is 300 years from 2021. There is no ground rent. The service charge amounts to £2.400 per annum.



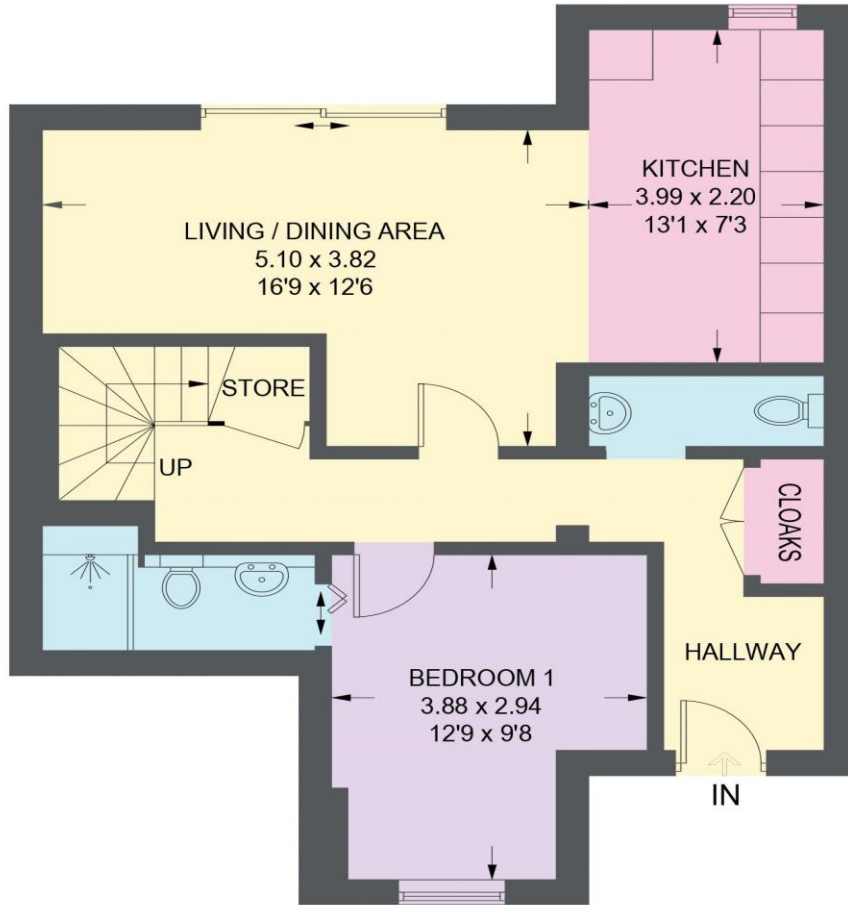
- Fabulous Duplex Apartment
- 3 Bedrooms & 2 Bathrooms
- Upper Floors. Stairs for Access
- Bespoke Fitted Kitchen with Appliances
- Bathrooms & En-Suites by Porcelanosa

- Juliette Balcony with Pleasant Outlook
- Two Allocated Car Parking Spaces
- Communal Lawned Gardens
- New Carpets & Floor Finishes Included
- Ready to Move In. No Chain

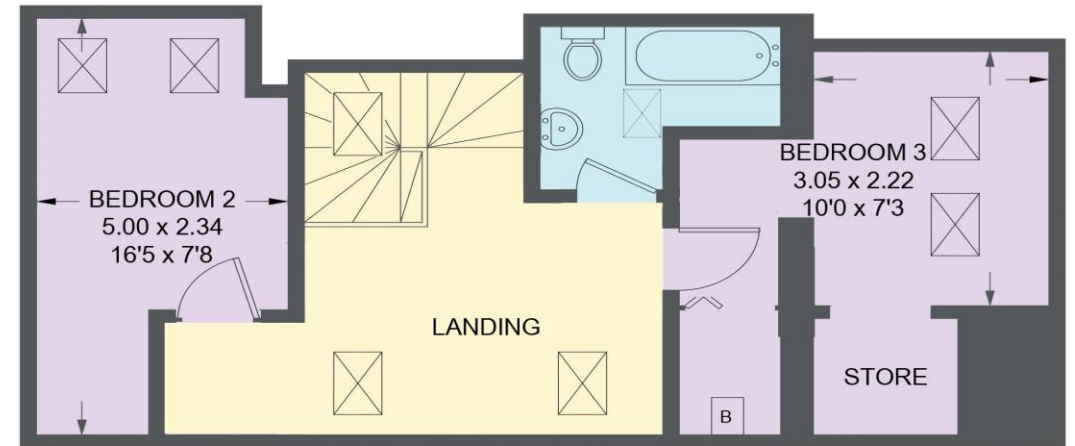


# 11 OAKCROFT MEWS

APPROXIMATE GROSS INTERNAL AREA = 101.6 SQ M / 1094 SQ FT



**FIRST FLOOR = 57.5 SQ M / 619 SQ FT**



**SECOND FLOOR = 44.1 SQ M / 475 SQ FT**

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.