







402 Hallam Towers

272a Fulwood Road • Ranmoor • S10 3AZ

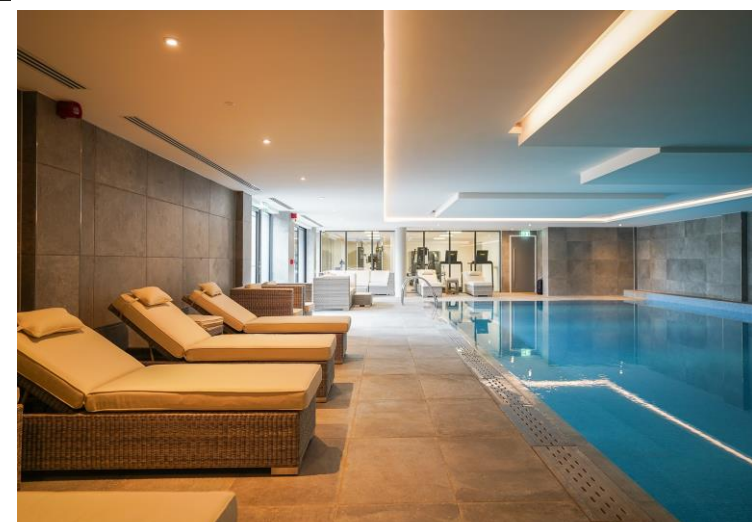
£395,000

A superb, spacious 2 double bedroom, 2 bathroom 4th floor apartment located in the iconic Hallam Towers development. Having a lovely light and airy feel with superb city views and also being one of only a handful of apartments with south facing views also. Finished throughout with an exceptional range of quality fixtures and fittings and benefitting from allocated undercroft car parking and use of the leisure facilities including swimming pool and gym. On the ground floor is the concierge office, leisure facilities and lift access to the 4th floor. The property is located at the end of the corridor with a private door opening into a very useful reception hallway which provides a coat and shoe storage area. A door then opens to the superb open plan kitchen/dining/living area. The stunning Siematic kitchen has a range of integrated Siemens appliances including, oven, microwave/grill, dishwasher and fridge freezer, together with a Bora downdraft hob, set into a Quartz worksurface with breakfast bar overhang. There is ample space for a large dining table and separate living area which has floor to ceiling windows and lovely city views. The principal bedroom has twin fitted wardrobes and a vanity area, city views and an en-suite shower room. There is a second double bedroom again with fitted wardrobes, and a bathroom fitted with a suite in white. At the end of the inner hallway is a utility cupboard which houses the washing machine. Outside gated access leads to the allocated undercroft and visitor parking. Set within very well maintained communal grounds, with outside seating areas. All residents have access to the swimming pool and gym. Leasehold. Pets allowed. No onward chain.





- Fourth Floor Apartment
- 2 Double Bedrooms 2 Bath/Shower Rooms
- Undercroft Parking
- Swimming Pool And Gym
- Concierge Facility
- Stunning City Views
- Communal Gardens
- Pets Allowed
- Leasehold
- £2850.89 Per Annum Service Charge





402 HALLAM TOWERS

APPROXIMATE GROSS INTERNAL AREA = 99.0 SQ M / 1066 SQ FT



FOURTH FLOOR
99.0 SQ M / 1066 SQ FT

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



haus

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