







1207 Hallam Towers

272a Fulwood Road • Ranmoor • Sheffield S10 3BF

Offers in excess of £425,000

Offering fabulous city and leafy views towards the Peak District is this stunning and spacious two double bedroom, two-bathroom apartment is situated on the 12th floor of the iconic Hallam Towers development. Finished throughout to an exceptional standard, the property features high-quality fixtures and fittings, allocated under croft parking, and access to superb residents' leisure facilities including a swimming pool and gym. The apartment is accessed via the concierge-managed ground floor, with lift access to all levels. A private entrance opens into a welcoming reception hallway providing cloakroom storage and a utility cupboard. The open-plan living area is truly impressive, designed to maximise light and space while framing the far-reaching views through floor-to-ceiling windows. The contemporary SieMatic kitchen features an extensive range of integrated Siemens appliances, including oven, microwave/grill, dishwasher, and fridge/freezer, alongside a Bora downdraft hob set within elegant Quartz work surfaces. There is ample space for both a large dining table and comfortable living area. The principal bedroom exudes luxury and comfort, benefiting from built-in wardrobes, a stylish en-suite shower room, and access to a private balcony with glass balustrade, perfectly positioned to enjoy the views. The second double bedroom also features fitted wardrobes, while the main bathroom is fitted with a modern white suite and contemporary finishes. The development is accessed via gated entry leading to allocated under croft and visitor parking, set within beautifully maintained communal grounds with seating areas. Residents enjoy exclusive use of the concierge service, swimming pool, and gymnasium. Set in one of Sheffield's most prestigious postcodes, Hallam Towers enjoys a prime position within the leafy S10 district. The area offers an enviable lifestyle, with independent cafés, restaurants, and boutiques nearby in Broomhill and Ecclesall Road, alongside excellent transport links and easy access to The University of Sheffield and Royal Hallamshire Hospital. Residents benefit from beautiful green surroundings, including the Botanical Gardens, Endcliffe Park, and the Peak District National Park.





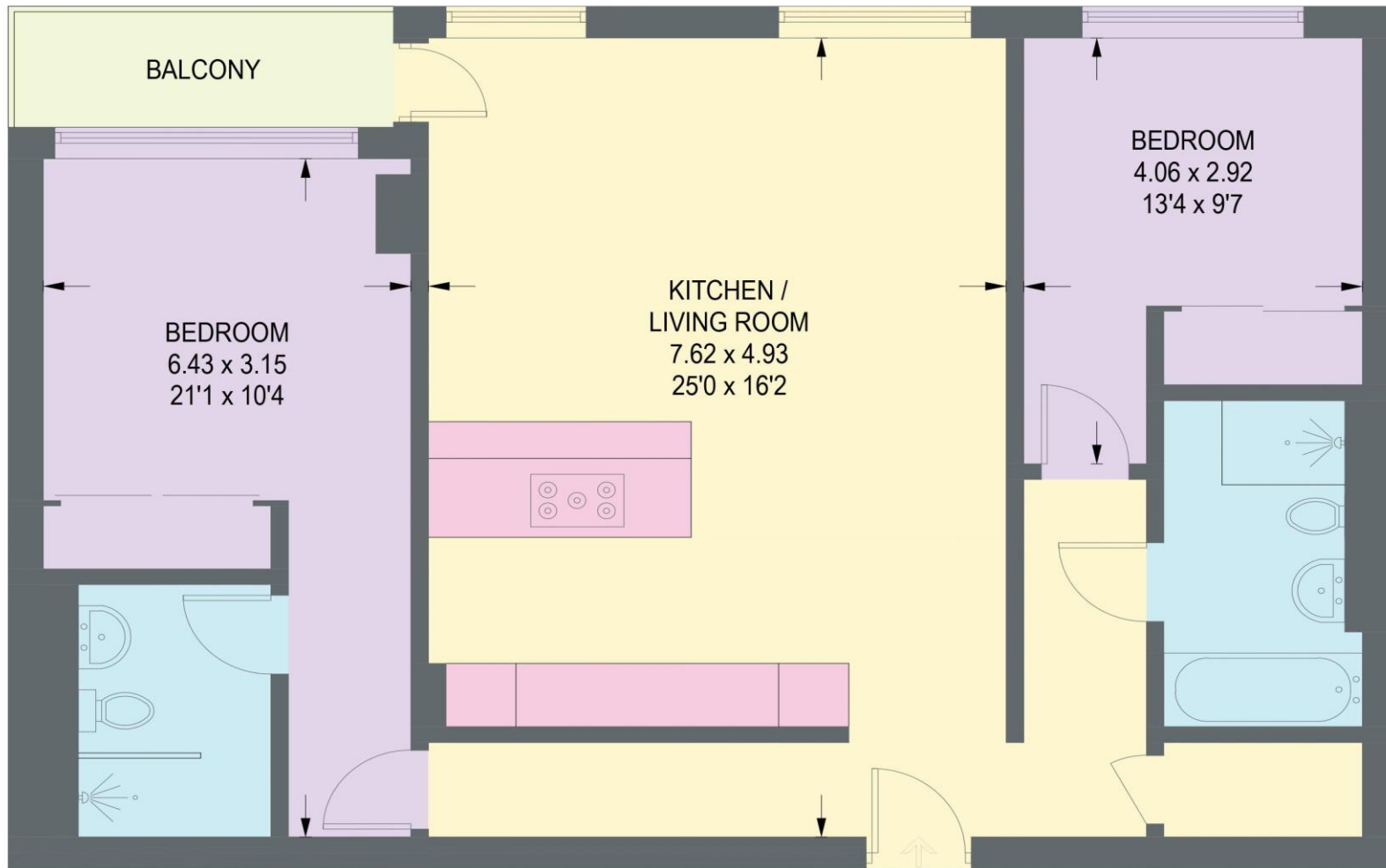
- Stunning 12th Floor Apartment
- 2 Double Bedrooms, Ensuite & Bathroom
- Fabulous Views towards Peak District
- High Quality Fixtures & Fittings
- Prime Position within S10
- Resident Leisure Facilities & Communal Space
- Daily Concierge Service
- Allocated Under Croft Parking
- Service Charge £2100 / 6 months
- Council Tax Band C, EPC Rating B





1207 HALLAM TOWERS

APPROXIMATE GROSS INTERNAL AREA = 82.3 SQ M / 886 SQ FT
(EXCLUDING UNDER CROFT PARKING SPACE)



TWELFTH FLOOR

IN

UNDER CROFT
PARKING SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.



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