

Apartment 11 Ranmoor Grange, 1 Ranmoor Park Road, Ranmoor, Sheffield,  
S10 3GX  
£415,000

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# Apartment 11 Ranmoor Grange, 1 Ranmoor Park Road, Ranmoor, Sheffield, S10 3GX

£415,000

Council Tax Band: E

A stunning three bedroom, two bathroom duplex apartment which is situated on the first floor of this characterful development in the heart of Ranmoor. Located opposite the church, the property is set within leafy and mature communal grounds and includes an allocated parking space to the front. Perfect for professional, the property is located close to a wealth of shops, cafes and amenities and is well served by regular bus routes giving easy access to the universities, hospitals and the peak district. With high quality fittings, including a kitchen and two bathrooms which deserve to be seen to be fully appreciated, double glazed sash windows and gas central heating throughout the property in brief comprises; secure communal entrance lobby with video intercom and staircase rising to the first floor, entrance hallway with storage cupboard, open plan lounge/kitchen area with fully integrated units, shower room with modern fittings and two double sized bedrooms, the master with stunning four piece en-suite bathroom. To the upper floor there is a double sized bedroom with three windows enjoying far reaching views. Outside, there are mature communal grounds with allocated and visitors parking bays. A viewing is highly recommended to appreciate the sheer quality of accommodation on offer, contact Archers Estates to book your visit today! Leasehold tenure, 150 years remaining on the lease, £240pcm service charge (includes water rates, ground rent and buildings insurance). Council tax band E. NO CHAIN INVOLVED.

## Communal Entrance Lobby

Access to the building is gained through a secure entrance door with video intercom which leads to the communal entrance lobby. A staircase rises to the first floor accommodation.

## Entrance Hallway

A solid oak entrance door leads to the entrance hallway, which is spacious and has a front facing double glazed window, utility cupboard and doors leading to most rooms in the apartment. A further door gives access to the inner hallway and staircase rising to the third bedroom.

## Living Room

A bright and spacious living room which enjoys an open plan layout with the kitchen, having two front facing double glazed sash windows, two radiators and ample space for seating/dining options.

## Kitchen

Accessed from the living room, the kitchen has high quality modern styled fitted wall and base units in dark blue with copper highlights. With a granite work surface incorporating a stainless steel sink unit with Quooker style boiling water tap and a gas hob

with built in extractor fan. There are integrated appliances including a German electric oven, microwave/combo oven, fridge freezer, dishwasher, washing machine, wine/drinks fridge and pan warmer drawer. With vinyl tiled flooring, a breakfast bar with space for bar stools, front facing double glazed sash window and low level lighting.

## Master Bedroom

A spacious double bedroom which has a high ceiling, a front facing double glazed sash window and additional smaller front facing double glazed window bringing much lighting into the room. With a radiator and a door leading to the en-suite bathroom.

## En-Suite Bathroom

A stunning en-suite which has a four piece suite comprising of a freestanding copper coloured bathtub, walk in shower area, low flush wc and a vanity wash basin. With tiled flooring, a matte black towel radiator and under counter ambient lighting.

## Bedroom Two

The second bedroom is another double sized room which has a rear facing double glazed sash window, radiator and a door leading to the inner hall.

## Shower Room

Another modern and stylish suite which comprises of a walk in shower enclosure, a vanity wash basin and a low flush wc. With tiling to the floor and walls, a matte black towel radiator and ambient lighting.

## Inner Hallway

Having a radiator, a door leading to the second bedroom and a staircase rising to the third bedroom.

## Bedroom Three

A spacious and versatile room which is perfect for a bedroom enjoying panoramic views from its three double glazed circular windows, yet could be used as an office if required. Having a wooden bannister rail, high ceiling level and a radiator.

## Outside

The development is set within mature communal grounds which include lawns, tall trees, shrubs and borders. A shared driveway leads to the building and there are visitors parking bays available and an allocated space for apartment 11.







**First Floor**  
Approx. 101.7 sq. metres (1094.6 sq. feet)



**Second Floor**  
Approx. 11.6 sq. metres (125.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

**Flat 11, SHEFFIELD**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	