



Apartment 2, Ridgemount

58 Ivy Park Road, Ranmoor



An Outstanding Three Bedroomed
Ground Floor Apartment...





Apartment 2, Ridgemount

Welcome to Apartment 2, Ridgemount

This outstanding three bedroomed ground floor apartment provides over 1100 sq.ft. of luxury living and is situated within an exclusive development in a most sought-after location.

Apartment 2 Ridgemount has been finished to a high standard with under floor heating throughout. The accommodation comprises of a generous living kitchen, a spacious master bedroom with an en-suite, two additional double bedrooms and a modern family bathroom. The apartment also has one allocated parking space, and access to a shared roof terrace that enjoys superb views over Ranmoor.

The property is situated with excellent access to the amenities of Ranmoor and Fulwood, incorporating cafes, public houses and restaurants. Also being well placed for Sheffield's hospitals and the Hallamshire Golf Club. Sheffield's city centre and the Peak District National Park can be accessed within a short drive.

The property briefly comprises on the ground floor: Entrance hallway, cloaks cupboard, living kitchen, utility cupboard, master bedroom, master en-suite, bedroom 2, bedroom 3, family bathroom and patio.

Ground Floor

Communal Entrance Hall

Having recessed lighting and tiled flooring with under floor heating. Access can be gained to shared storage cupboards. A lift and stairs rise to the separate floors. A heavy timber door opens to the entrance hall of Apartment 2.

Entrance Hallway

Having a side facing aluminium double glazed window, coved ceiling, recessed lighting and under floor heating. Timber doors open to the cloaks cupboard, master bedroom, bedroom 2, bedroom 3 and family bathroom. Double timber doors with glazed panels open to the living kitchen.

Cloaks Cupboard

Having automatic lighting, a cloaks hanging rail and under floor heating.

Living Kitchen

29'4 x 19'7 (8.94m x 5.98m)

A generously sized living kitchen, which opens out onto a patio area through double aluminium/glazed doors.

Kitchen Area

A contemporary, high-quality kitchen with side facing aluminium double glazed windows, coved ceiling, recessed lighting, ventilation ceiling fan and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer

units, incorporating matching quartz work surfaces, upstands, under-counter and plinth lighting and an inset 1.5 bowl Franke stainless steel sink with a Franke chrome mixer tap. Also having a central island with a matching quartz work surface that extends to provide breakfast seating for two chairs. Appliances include a Neff four-ring induction hob with an extractor hood over, Neff fan assisted oven, Neff microwave oven, Neff dishwasher, wine cooler and a full-height Neff fridge/freezer.

Living/Dining Area

Having front facing aluminium double glazed windows, coved ceiling, pendant light points, ventilation ceiling fans, TV/aerial point, telephone point and under floor heating. Double aluminium doors with double glazed panels open to a stone patio. Double timber doors also open to a utility cupboard.

Patio

A stone flagged patio with exterior lighting.

Utility Cupboard

Having automatic lighting, a telephone point and tiled flooring with under floor heating. There's a fitted work surface with space/provision beneath for an automatic washing machine. Also housing the Joule hot water cylinder and boiler.

From the entrance hallway, a timber door opens to the:

Master Bedroom

14'1 x 13'0 (4.30m x 3.96m)

A spacious master bedroom suite with rear and side facing aluminium double glazed windows, recessed lighting, ventilation ceiling fan, TV/aerial point, telephone point and under floor heating. There's a range of fitted furniture, incorporating automatic lighting, short/long hanging and shelving.

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A Light & Spacious
Living Kitchen...



Kitchen Area

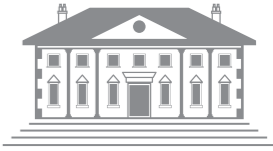
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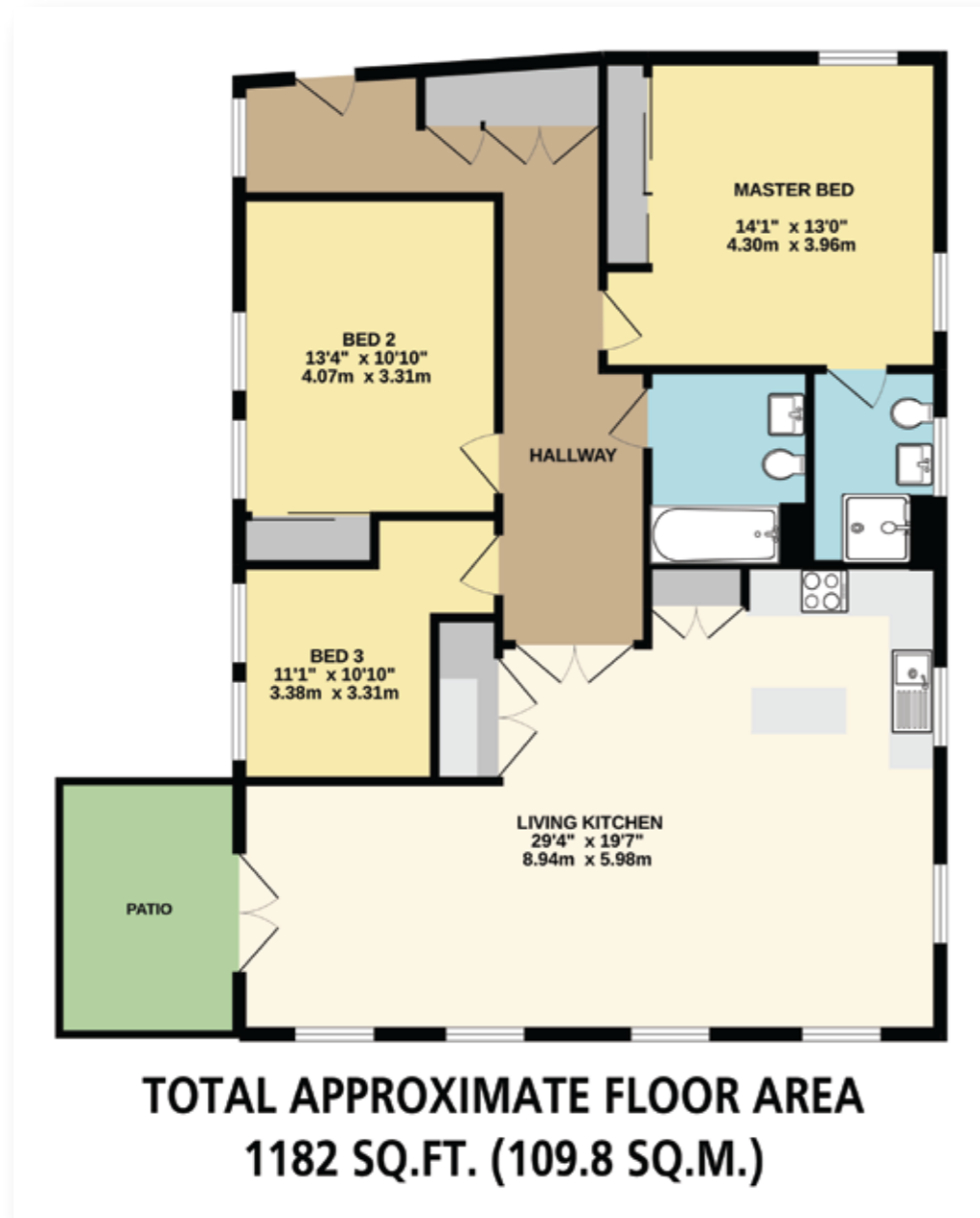
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Positioned Within an Exclusive Development, in a Sought-After Location



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

From the master bedroom, a timber door opens to the master en-suite.

Master En-Suite

A modern en-suite shower room with a side facing aluminium double glazed obscured window, recessed lighting, ventilation ceiling fan and partially tiled walls. There's also a chrome heated towel rail, fitted vanity mirror, shaver point and tiled flooring with under floor heating. There's a suite in white, which comprises of a NK Porcelanosa wall mounted WC and wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath with feature lighting. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen/door.

which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a panelled bath with a recessed illuminated shelf above, Hansgrohe chrome mixer tap, fitted shower and a glazed screen.

Exterior and Gardens

From Ivy Park Road, intercom operated gates open to a tarmac driveway with exterior lighting, which leads down the right side of the property and has allocated parking, a communal storage shed and a lawned area with mature trees/shrubs. Within the parking, Apartment 2 has one allocated space, labelled '2'. Access can be gained to the intercom operated main entrance door for the building.

View from Shared Roof Terrace



Bedroom 2

13'4 x 10'10 (4.07m x 3.31m)

A well-proportioned double bedroom with side facing aluminium double glazed windows, recessed lighting, ventilation ceiling fan and under floor heating. There's a range of fitted furniture, incorporating automatic lighting, short hanging and shelving.

To the front of the building, there's a communal garden, incorporating stone flagged paths with exterior lighting, which are bordered by lawned areas with mature trees and shrubs. Access can be gained to the first floor landing and a timber gate opens to a bin store. A lawned garden also runs along the left side of the property with a planted border to one side with mature trees and shrubs.

Bedroom 3

11'1 x 10'10 (3.38m x 3.31m)

Another double bedroom with side facing aluminium double glazed windows, recessed lighting, ventilation ceiling fan, telephone point and under floor heating.

From the communal landing on the third floor, an aluminium door with a double glazed panel opens to a:

Shared Roof Terrace

A fabulous outdoor space with views over Ranmoor and beyond. Having stone flagged paths and two raised timber decked seating terraces. The terrace has exterior lighting, external power points and raised timber planters with ornamental shrubs. Also having a storage cupboard with a flush light point, shelving and a water tap.

Family Bathroom

A luxury family bathroom with recessed lighting, ventilation ceiling fan, partially tiled walls, chrome heated towel rail, fitted vanity mirror, shaver point and tiled flooring with under floor heating. There's a suite in white,

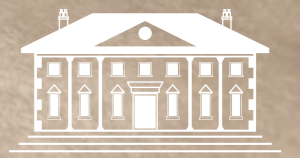
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A Well-Proportioned
Master Bedroom Suite





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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Council Tax Band: E

Lease Details: The lease is 150 years from 2018, there are 146 years remaining on the lease. The ground rent is a total of £250 per annum, which is split into 6 month payments of £125. The service charge is a total of £2,352.50 per annum and is split into 6 month payments of £1,176.25.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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58 Ivy Park Road, Ranmoor,

Sheffield, South Yorkshire S10 3LB

Offers in the Region £450,000