







Apartment 18 Graham Point

405 Fulwood Road • Fulwood • S10 3GF

Asking Price £190,000

This particularly spacious and light-filled fourth-floor, two-bedroom apartment is situated within the popular Graham Point development on Fulwood Road, offering stunning far-reaching views across Sheffield. The property benefits from electric storage heaters and is ideally suited to first-time buyers, professionals or those seeking convenient access to the city's universities and hospitals. A secure communal entrance with intercom access leads into the building, with both stairs and a lift providing access to the fourth floor. The apartment itself is accessed via a private entrance, with a cloakroom-style area providing useful space for coats and shoes, followed by a further internal door opening into a welcoming hallway. Double doors lead through to a fabulous open-plan living, dining and kitchen space, which forms the heart of the home. Particularly spacious and filled with natural light, this versatile room features three windows, including a stunning full-height picture window that takes full advantage of the far-reaching views across Sheffield. The neutral décor, complemented by recessed downlights, creates a bright and contemporary environment with ample room for both comfortable seating and a dining table. The fitted kitchen is well equipped with an integrated oven, electric hob, microwave and dishwasher, together with space and plumbing for a washing machine. Tiled splashbacks provide a practical finish, while the open-plan layout allows for easy interaction between the kitchen, dining and living areas. The generously proportioned main bedroom features two side-facing windows, neutral décor and carpeting, with ample space for a range of bedroom furniture. A built-in storage cupboard provides useful additional storage. The room is served by a modern, partially tiled shower room, complete with a rainfall shower and heated towel rail. The second bedroom is a versatile space, ideal for use as a guest bedroom, child's bedroom or home office. Enjoying a leafy outlook, this room offers flexibility to suit a variety of requirements. Completing the accommodation is a contemporary bathroom fitted with a white suite, including a bath with shower over, complemented by a heated towel rail. Externally, a winding driveway leads down to the allocated residents' parking area. The development also benefits from communal outdoor garden space, providing an attractive area for residents to enjoy. Graham Point is ideally situated on Fulwood Road, S10, offering convenient access to Sheffield city centre, the universities and hospitals, making it an excellent choice for first-time buyers and professionals. The property is also well placed for the popular Fulwood Village and Ranmoor, both offering a range of local amenities, cafés and shops, while nearby Endcliffe Park provides beautiful green spaces and scenic walking routes. Combining a desirable residential setting with excellent access to the city and surrounding amenities, Graham Point is an appealing place to call home. Lease started 2005 - 179 years remaining - £100pa Service Charge £2413.66pa





- 4th Floor Apartment in S10
- Measuring an Impressive 984 sqft
- 2 Bedrooms & 2 Bathrooms
- Open Plan Living / Dining / Kitchen
- Suited to First Time Buyers & Professionals
- Superb Far Reaching Views
- Allocated Parking
- Service Charge £2413.66pa
- Lease Started 2005 - 179 years remaining - £100pa
- Council Tax Band C, EPC Rating TBC



APARTMENT 18, GRAHAM POINT

APPROXIMATE GROSS INTERNAL AREA = 91.4 SQ M / 984 SQ FT
(EXCLUDING PARKING SPACE)

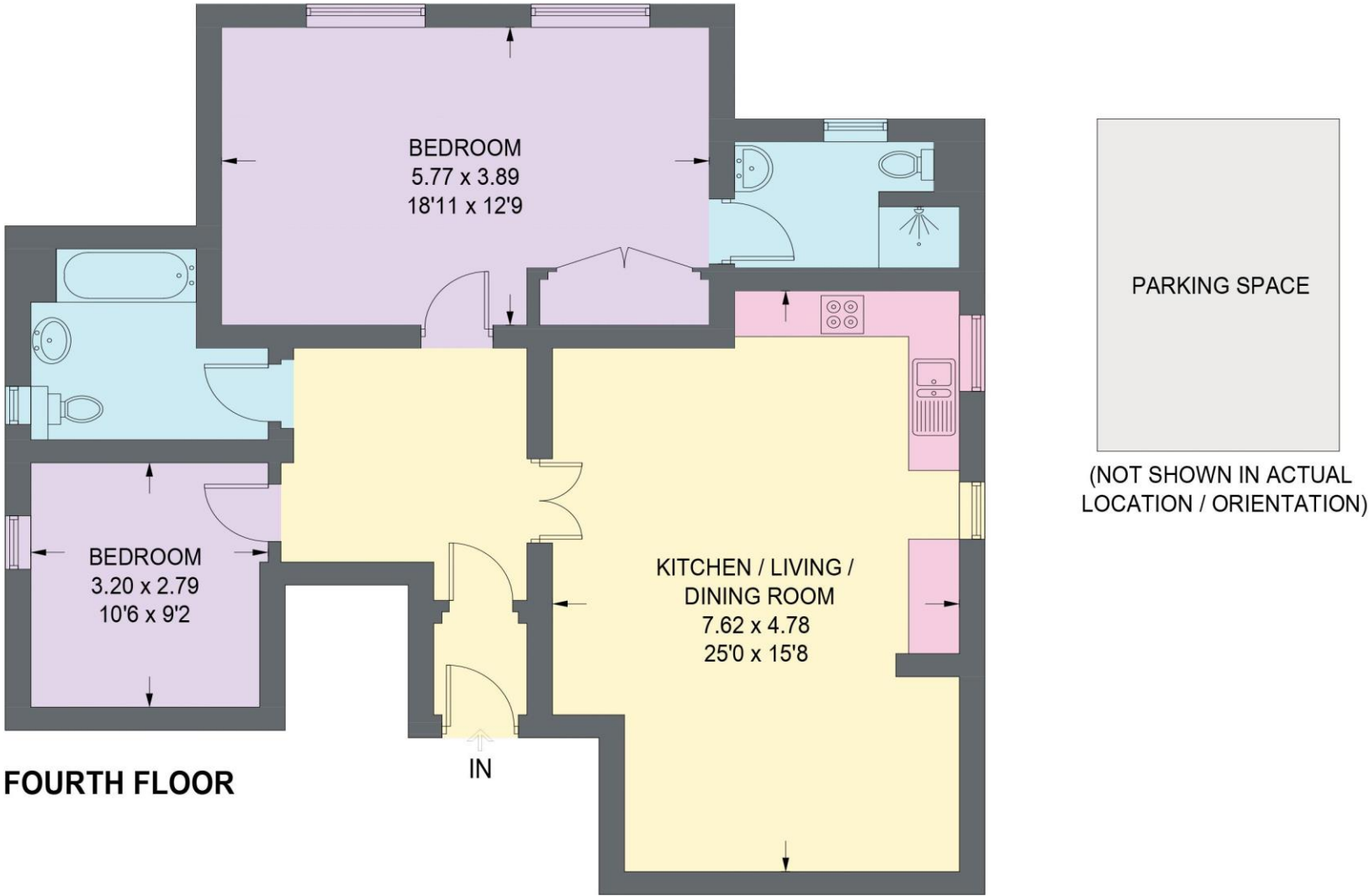


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

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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