



Flat 5 Graham Court, Graham Road, Ranmoor, S10 3DX

Saxton Mee

# Flat 5 Graham Court, Graham Road Ranmoor

Guide Price

## £210,000

GUIDE PRICE: £210,000-£220,000

Nestled within a sought-after leafy development, this well-presented two-bedroom first floor apartment enjoys a peaceful community setting, perfectly positioned between Ranmoor and Nethergreen. Offering bright and spacious accommodation throughout, the property is ideal for first-time buyers and professionals alike.

The apartment features a generous open plan living and dining room with access to a south-facing balcony enjoying views across Bingham Park, alongside a well-appointed kitchen with ample storage and workspace. There are two good-sized double bedrooms, with the second offering flexibility as a guest room, study or nursery, in addition to a recently renovated bathroom and useful hallway storage cupboards.

Further benefits include a garage, resident parking, communal laundry room, double glazing and beautifully maintained communal grounds. Residents can also enjoy hidden pockets of greenery, including a duck pond and secret garden exclusively for residents.

Situated in a highly desirable location, the apartment provides easy access to some of Sheffield's most beautiful green spaces, including Bingham Park, Endcliffe Park, Forge Dam and the Mayfield Valley, whilst also being convenient for local amenities, hospitals, universities and Sheffield city centre.

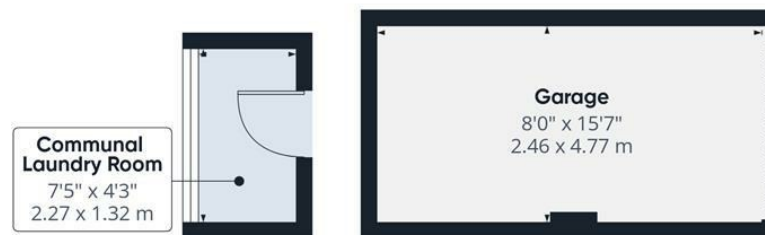
This exceptional home is a true gem that combines modern comfort, stunning surroundings and unbeatable convenience. Early viewing is recommended — you won't be disappointed!



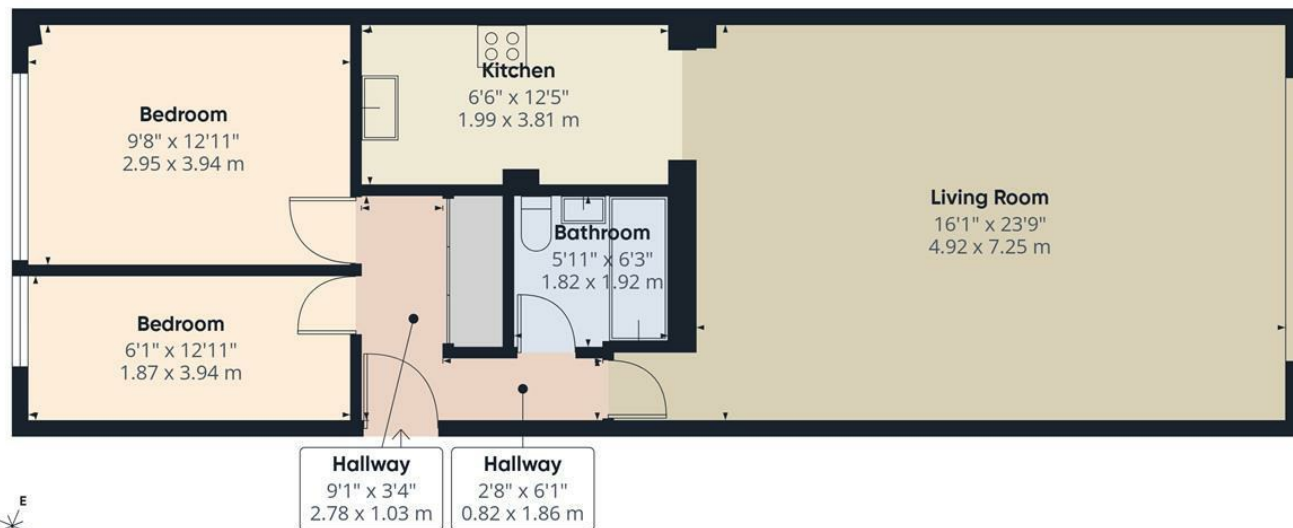
- Sought-after leafy development in Graham Court, Sheffield S10
- Ideally positioned between Ranmoor and Nethergreen
- Spacious first floor apartment with bright, versatile accommodation
- Generous open plan living and dining room
- South-facing balcony with views across Bingham Park
- Two good-sized double bedrooms
- Flexible second bedroom ideal as a guest room, study or nursery
- Recently renovated modern bathroom
- Beautiful communal grounds with resident-only duck pond and secret garden
- Excellent access to Bingham Park, Endcliffe Park, Forge Dam and the Mayfield Valley







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
952 ft<sup>2</sup>  
88.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)