



Apartment 1 Braemore, 268 Ecclesall Road South, Ecclesall, Sheffield, S11

Saxton Mee

268 Ecclesall Road South

Ecclesall

Guide Price

£450,000

Guide Price £450,000 to £475,000

Stunning Two-Bedroom Ground Floor Apartment – Braemore South, Ecclesall Road South

Located within the prestigious front block of Braemore South on Ecclesall Road South, this exceptional two-bedroom ground floor apartment forms part of an exclusive gated development, offering privacy, security and luxury. The development benefits from electric gated access, undercroft parking, garage storage ideal for golf clubs, skis, boots, etc, beautifully maintained communal areas and landscaped gardens, CCTV to key external areas, and a modern fire sprinkler and integrated heat recovery ventilation system throughout.

The apartment itself is particularly impressive, providing approximately 1,082 sq. ft. of stylish, well-proportioned accommodation. Designed with comfort in mind, the property features generously sized rooms and patio doors opening directly onto a private seating area, creating a seamless flow between indoor and outdoor living.

The bespoke fitted kitchen is both elegant and practical, complete with a full range of integrated appliances including an induction hob, electric oven, microwave, dishwasher and fridge freezer. The apartment is fully wired for sound systems and Sky/TV distribution to all bedrooms.

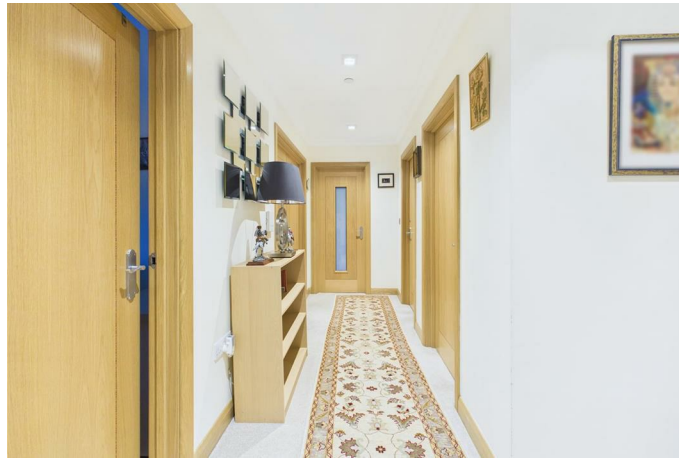
The bedrooms are spacious and benefit from ensuite facilities, one bathroom and one shower room. The third room, currently a study, offers flexible space to suit an occupier's needs. There is also a separate cloakroom and WC, along with a video door entry system for added security.

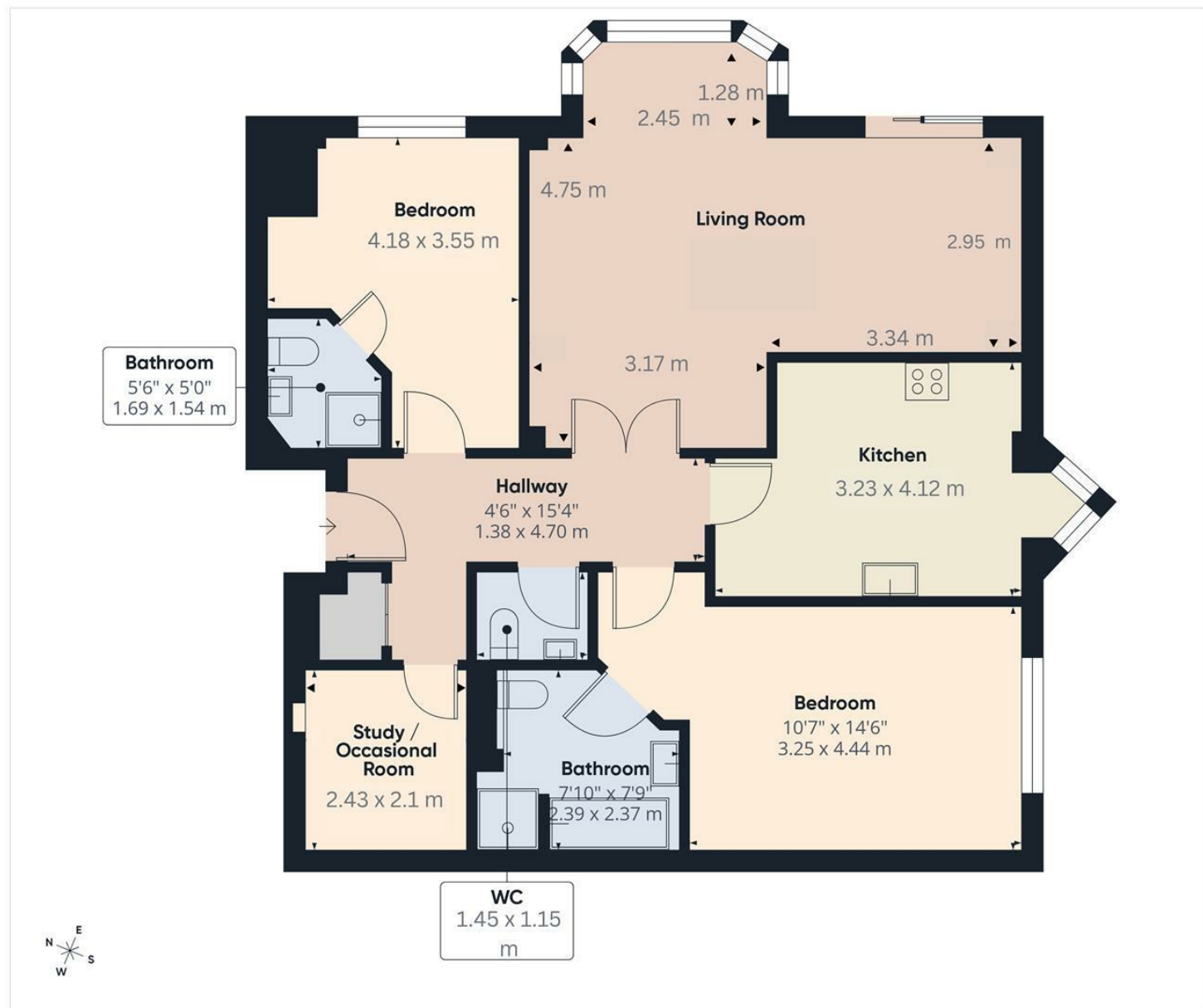
Braemore South is ideally positioned close to the amenities of Ecclesall Road South, the open green spaces of Ecclesall Woods and the Peak District beyond. Regular bus routes provide convenient access to the city centre and surrounding areas.

Offered for sale with no onward chain, this turnkey apartment represents a rare opportunity to acquire a high-quality home within a secluded and highly sought-after development.



- Luxury two bedroom ground floor apartment
- Exclusive gated development only 14 years old
- High specification and quality fittings throughout
- No onward chain "key-turn" ready
- Ample storage including garage storage ideal for golf clubs, skis, jackets, walking boots, etc
- Video intercom system
- Private patio seating area accessed directly from the living room patio doors
- Designated Undercroft parking space
- Fabulous location on Ecclesall Road South near green spaces, amenities and bus links
- Viewings with Saxton Mee Banner Cross





Approximate total area^m
GIA 91 sq. m

(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.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

