







11 Oakburn Court

Broomhall Road • Sheffield • S10 2DR

Asking Price £130,000

A beautifully presented one-bedroom ground floor apartment, tucked away in a peaceful and private setting within Oakburn Court, offering a leafy outlook from every window and the convenience of an exceptionally well-connected S10 location. Tucked away within this established and secluded development, this light and airy ground floor apartment offers a wonderful combination of privacy, practicality and location. With its own private entrance, generous fitted storage and attractive views over the surrounding established gardens, the property provides a peaceful retreat whilst remaining close to the many amenities of Ecclesall Road, the universities and Sheffield city centre. The private entrance opens into a welcoming hallway, with an abundance of fitted storage providing excellent practical space that is particularly useful for apartment living. The spacious living room is filled with natural light and enjoys a beautiful leafy outlook over the established gardens. The apartment has been decorated throughout in a light, neutral colour scheme, complemented by modern grey laminate flooring, creating a fresh and contemporary feel. The kitchen is fitted with a sleek range of contemporary wall and base units, incorporating an integrated oven and induction hob. There is space for further appliances, together with a useful breakfast bar providing an informal space for dining or working. The generously proportioned double bedroom continues the light and airy feel, with sliding wardrobe doors providing excellent storage and a private leafy outlook over the gardens. The modern bathroom is fitted with a white suite comprising bath with shower over, together with a glass shower screen. Outside, Oakburn Court is surrounded by established gardens, creating an unusually peaceful and secluded setting. The apartment enjoys a real sense of privacy, with mature greenery and gardens providing a beautiful outlook from the rooms. Ideally suited to a first-time buyer, professional or those looking to downsize, this is a particularly appealing opportunity for anyone seeking a low-maintenance home in a tranquil setting without compromising on access to the city and its amenities. Situated on Broomhall Road in the popular S10 area of Sheffield, Oakburn Court enjoys a convenient position close to a wide range of local amenities, with Ecclesall Road, Sheffield city centre and the universities all within easy reach. The area offers an excellent choice of shops, cafés, restaurants and leisure facilities, whilst the surrounding residential streets provide a peaceful setting away from the main thoroughfares. Excellent transport links make the location particularly convenient for commuters, students and professionals, while the nearby green spaces add to the appeal of this well-connected and sought-after part of Sheffield.





- Ground Floor Apartment in S10
- Spacious Double Bedroom
- Modern Kitchen & Bathroom
- Light & Airy Modern Interior
- Convenient, Popular Location in S10
- Peaceful, Private Setting
- Established Communal Gardens
- Service Charge £1100pa Edmund Winder Watts
- Lease 137 years Remaining £8pa
- Council Tax Band A, EPC Rating TBC





11 OAKBURN COURT

APPROXIMATE GROSS INTERNAL AREA = 56.5 SQ M / 608 SQ FT

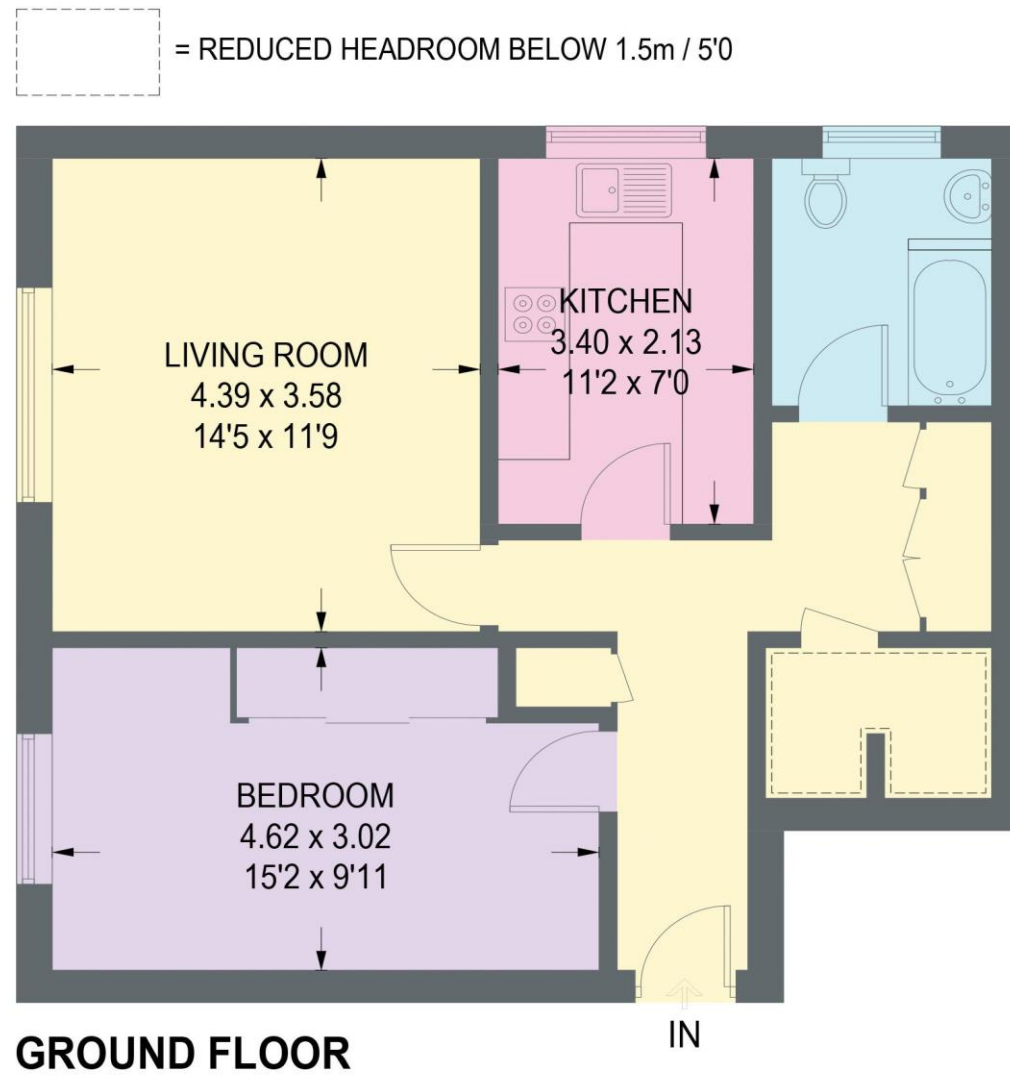


Illustration for identification purposes only,
measurements are approximate, not to scale.



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