







Apartment 16 Braemore

268 Ecclesall Road South • Ecclesall • S11 9NU

Guide Price £495,000 - £525,000

Positioned within the rear block of the prestigious Braemore development, this beautifully presented ground floor apartment offers spacious, versatile accommodation in a peaceful and highly sought-after setting. Recently redecorated throughout and fitted with new carpets, the property is offered to the market with no onward chain. The apartment enjoys a wonderful south-facing aspect overlooking the beautifully landscaped communal gardens, with direct access from the living space onto a private patio terrace — ideal for outdoor dining or relaxing. Internally, the accommodation has been thoughtfully designed and finished to a high standard. A welcoming entrance hallway provides access to all principal rooms and includes a useful built-in utility cupboard housing the washer/dryer and heating system. There is also a separate guest WC. The impressive living and dining room is filled with natural light from a large bay window and offers an elegant entertaining space with wall lighting, double doors opening to the hallway, and direct access onto the patio and communal gardens. The bespoke hand-painted dining kitchen is fitted with a comprehensive range of cabinetry complemented by contrasting granite worktops and tiled flooring. A feature oriel window overlooks the gardens, while integrated Siemens appliances include an electric oven, microwave, warming drawer, hob, extractor, dishwasher, fridge and freezer. A fitted breakfast table with seating for four completes the space. The principal bedroom benefits from extensive fitted furniture and a luxurious fully tiled en-suite bathroom featuring both a bath and separate shower enclosure. The second double bedroom also includes fitted furniture together with its own en-suite shower room. A third versatile room can be used as a study, dressing room or occasional bedroom. Residents of Braemore enjoy the security and convenience of gated living, including a secure intercom system, lift access from the undercroft car park, guest parking and exceptionally maintained communal grounds with attractive seating and entertaining areas. The development is ideally located close to the excellent amenities of Banner Cross and within easy reach of Ecclesall Woods, Endcliffe Park and Millhouses Park. There are regular public transport links providing convenient access to Sheffield city centre, hospitals, universities, railway stations and the Peak District National Park.





- New Carpets, Newly Decorated & No Chain
- Two Double Bedrooms With En-Suites
- Occasional Bedroom 3, Study or Dressing Room
- Built-In Kitchen Appliances
- Underfloor Heating & Ventilation System (MVHR)

- Exclusive Secure Gated Development - Rear Block
- Undercroft Parking Space & Lift Access
- Private Patio Adjoining Beautiful Gardens
- Guest Parking & Entertaining Area
- Excellent Amenities & Transport Links



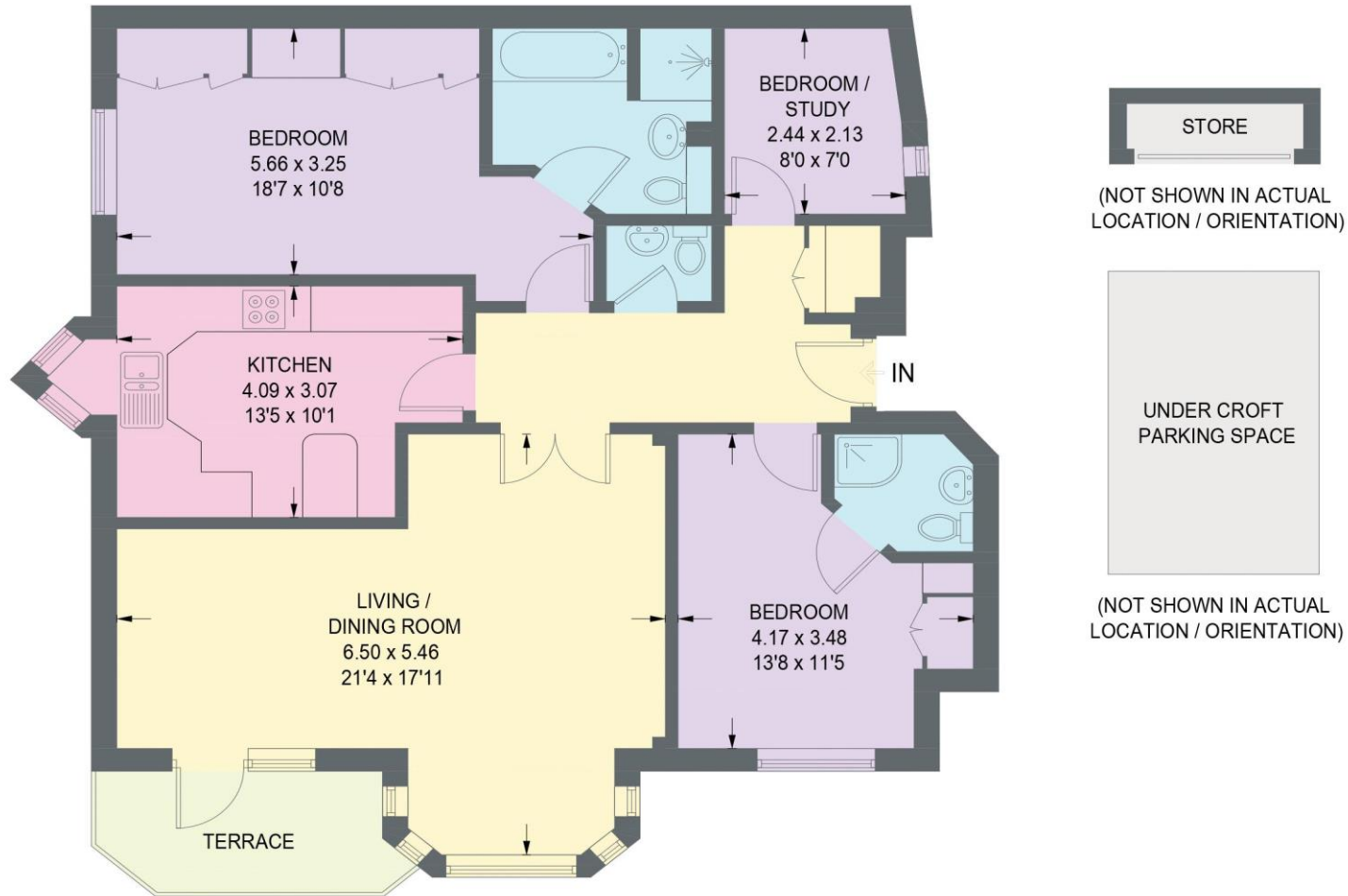
16 BRAEMORE, 268 ECCLESALL ROAD SOUTH

APPROXIMATE GROSS INTERNAL AREA = 93.9 SQ M / 1011 SQ FT

STORE = 1.3 SQ M / 14 SQ FT

TOTAL = 95.2 SQ M / 1025 SQ FT

(EXCLUDING UNDER CROFT PARKING SPACE)



GROUND FLOOR

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



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