



Flat 3, Rock Mount, 402 Fulwood Road, Sheffield, S10 3GD

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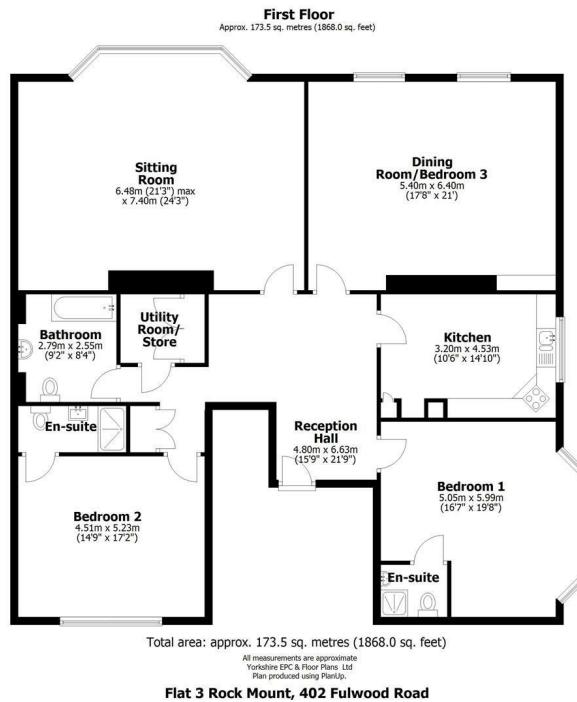
## Description

The impressive Flat 3 forms part of this smart Victorian conversion, in the heart of Ranmoor and occupies a prime and secure position on the first floor. This stunning home boasts excellent proportions throughout and the spacious, well presented accommodation includes three large and versatile bedrooms, three luxurious bathrooms (two ensuites) and unbelievable sitting room with a large, walk in bay window. The property has dramatically high ceilings that are typical of the Victorian era and many of the rooms also feature decorative coving and fireplaces which provide lovely aesthetics and contribute to the feeling of grandeur and sophistication. The location is also first class, if you are looking to downsize then location becomes of paramount importance and Rock Mount has quite simply nailed this! Situated well back from the road in pretty communal gardens, residents can stroll onto Fulwood Road directly from the grounds and from here there are a number of bus services that can whisk you into town via the main city hospitals and universities if required or you can pop into any of the numerous pubs, restaurants and local shops that all combine to make this area one of, if not the, most prestigious places to live in Sheffield.

- Three fabulous double bedrooms providing versatility in their use and a real sense of space and luxury.
- A very large sitting room with an elegant, red marble fireplace and a walk in bay window. This room is a real show stopper!
- Three gorgeous, recently updated bathrooms which include two ensuites for your convenience.
- Bespoke breakfast kitchen, with a timeless design including light oak units surmounted by pristine, granite work surfaces.
- Wide and welcoming reception hall with generous proportions, providing an excellent first impression.
- Utility room situated in the original Butlers Pantry and a separate cloakroom.
- Off road parking for two small cars.
- Communal gardens surround the site and Flat 3 shares an entrance with only one other property adding to the sense of privacy.
- First class location in the heart of Ranmoor and close to park walks, local bus services and thriving pubs, cafes and restaurants.
- 166 years left on the lease, EPC rating D, combined service charge, ground rent and insurance cost of £3000.







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