



Flat 92, 211, Draymans Court, Ecclesall Road, Sheffield, S11 8HH

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Sheffield, S11 8HH

### Description

What an impressive apartment this is. The modern, open plan reception room is the perfect setting for everyday life and 1088 square feet of accommodation also provides plenty of room for entertaining. The third floor outlook is an attractive feature to this home, with the principal bedroom having its own balcony, overlooking the attractively presented communal gardens and enjoying a south facing aspect. These penthouses are always sought after and when you combine the excellent location, on the fashionable Ecclesall Road, with the layout and style of the property it is easy to see why. If you are looking for a spacious apartment in Sheffield than it will be hard to beat what is on offer here and this is an opportunity that shouldn't be missed!

- Secure, undercroft parking space protected by electric gates.
- Luxury Penthouse with two balconies and an impressive 1068 square feet of accommodation.
- Two bathrooms including one ensuite.
- Upgraded kitchen with modern appliances and plenty of space in the large, open plan living area.
- Two double bedrooms.
- Lift access to all floors.
- No onward chain.
- Electric heating and UPVC double glazing alongside an EPC rating of 53E.
- Communal gardens which enjoy a south facing aspect.
- 150 year lease from 2003. and annual service charge, ground rent and parking charges of £4457.62.





**Third Floor**  
Approx. 99.2 sq. metres (1068.2 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 sq. feet)



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