

1 Braemore, 268 Ecclesall Road South, Ecclesall, Sheffield, S11 9NU

Saxton Mee

268 Ecclesall Road South

Ecclesall

Guide Price

£390,000

Stunning Two-Bedroom Ground Floor Apartment with additional Study Room– 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 with an additional study room
- 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



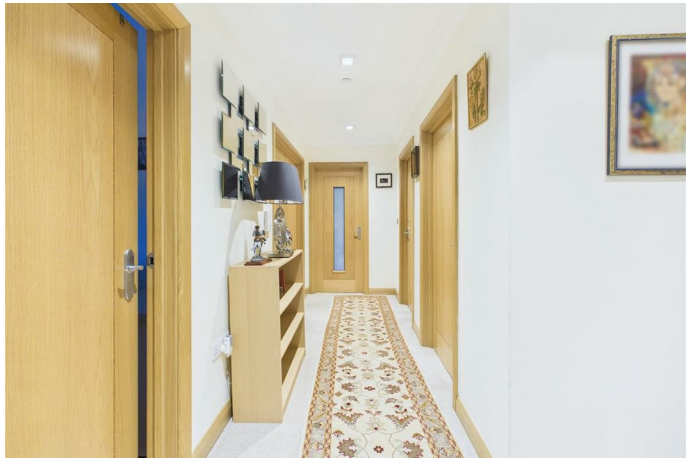




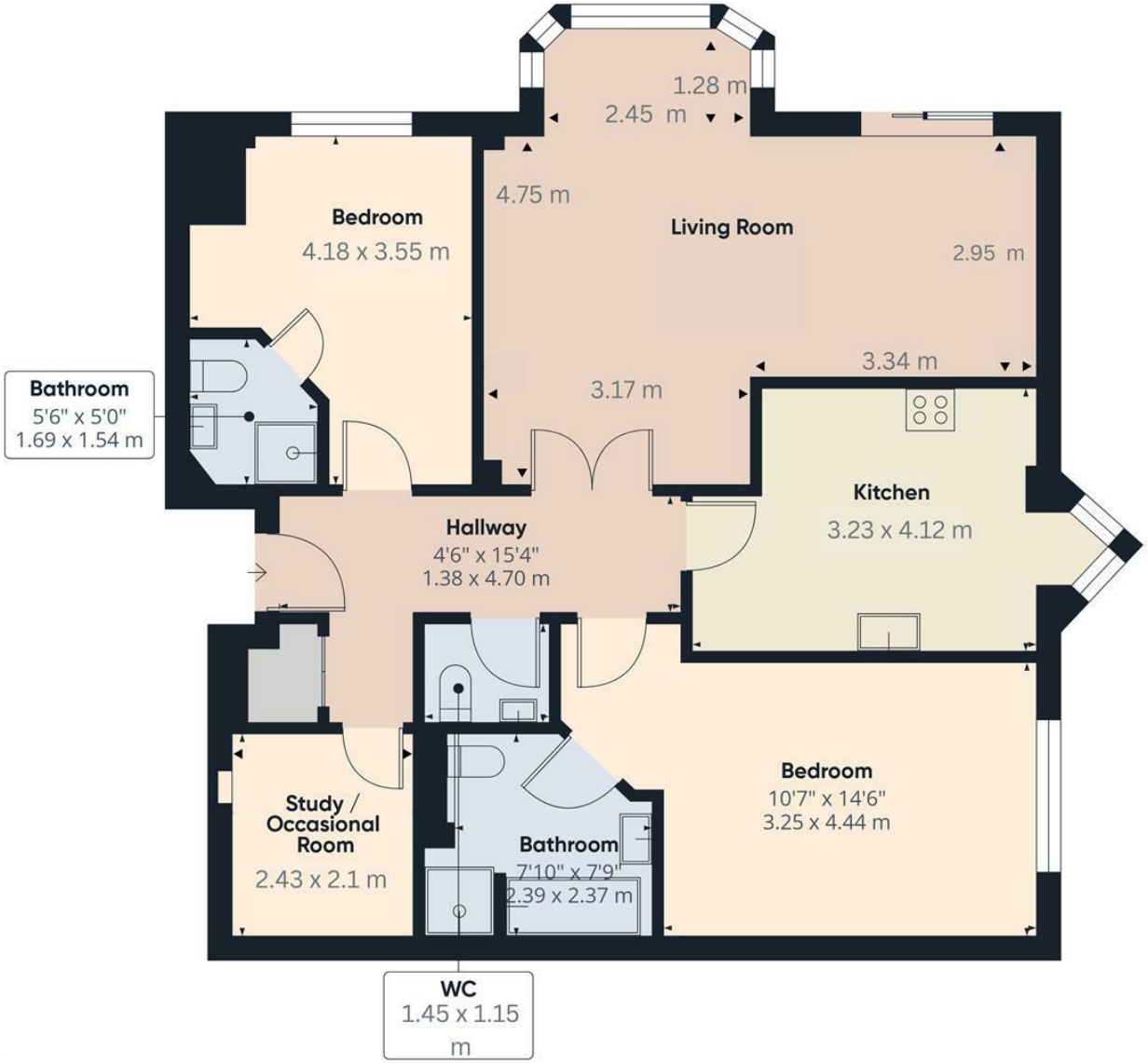












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Approximate total area(1)

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.

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