



Apt 7 Ranmoor Grange, Ranmoor Park Road, Ranmoor, Sheffield, S10 3GX

Saxton Mee

# Ranmoor Park Road

## Ranmoor

Offers Around

# £325,000

OFFERS AROUND £325,000

Stunning, larger style, two double bedroom / two bathroom first floor apartment which forms part of this charming luxury development in the heart of Ranmoor. The property is perfectly suited to first time buyers or a couple downsizing and benefits from spacious rooms throughout and is offered for sale with immediate vacant possession and no chain. Within walking distance of the fantastic amenities of Ranmoor, with local shops, cafes, pubs and restaurants, nearby parks and close to the open countryside of the Mayfield Valley and Peak District. Also well placed for nearby Hospitals and Universities.

Security entrance to communal entrance area and staircase to first floor. Private entrance lobby leading into a long entrance hall, large open plan living room of very generous proportions with high ceiling with a lounge area leading to a spacious adjacent dining area. Well fitted kitchen with good range of base and wall units and range of built in appliances. Spacious Master double bedroom with ensuite shower room with full suite, double bedroom two, family bathroom with full suite.

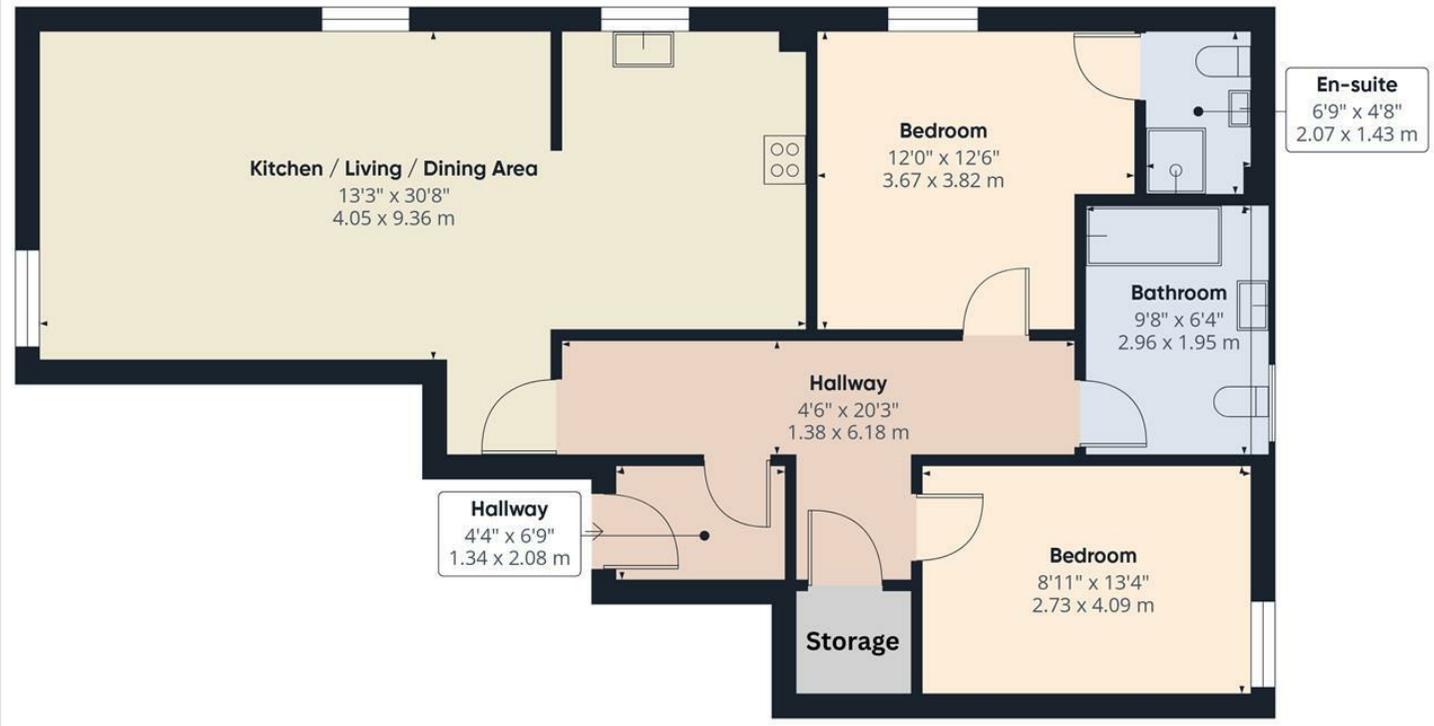
Outside, attractive setting, well maintained mature communal grounds and a long driveway off Ranmoor Park Road and also vehicle access off Ranmoor Crescent. Private designated parking space and visitor parking area at the upper end of the development.



- Sought after exclusive development in the heart of Ranmoor
- For sale with immediate vacant possession and no chain
- First floor apartment
- Two double bedrooms, Master bedroom with ensuite shower room
- Ideally suited to first time professional buyers, or buyers downsizing
- Large open plan living and dining area leading through to a very well fitted kitchen
- A storeroom
- Walking distance of the excellent amenities of Ranmoor with restaurants, pubs and shops and easy access of the Universities and Hospitals
- Designated parking space and visitor parking and attractive communal grounds







**Approximate total area<sup>m</sup>**  
937 ft<sup>2</sup>  
87.1 m<sup>2</sup>

(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.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)