
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
20 Ranmoor View, 410 Fulwood Road, Sheffield, S10 3GG

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Description
Forming part of this purpose built block of apartments that were constructed in the 1980's. The two double bedroom apartment offers an inexpensive route into residing in the exclusive and hugely desirable neighbourhood of Ranmoor. The property is set well back from the road, on the second floor and access is via an intercom system to the communal hallway. The development includes areas of communal gardens alongside a large parking area and the situation is first class!
Ranmoor is such a great place to live! With broad tree lined avenues serving beautiful Victorian residences, the area is widely considered as the best in the city and this apartment offers an excellent opportunity to be a part of it.
The accommodation will be perfect for first time buyers, divorcees and downsizers looking to keep a foothold in the area.
Access to town is a cinch, with regular bus services running along Fulwood Road and the nearby parks provide scenic, riverside walks out into the beautiful surrounding countryside of The Peak Park or, down the valley to the vibrant areas of Ecclesall Road and Sharrowvale.

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Two double bedrooms, both with built in wardrobes.
- Living room overlooking the communal grounds and having good proportions.
- Fitted kitchen
- Hallway with deep storage cupboard providing essential storage solutions.
- Bathroom with an electric shower situated over the bath.
- Over 650 sqaue feet of accommodation in one of the cities premier locations.
- Close to outstanding schooling, scenic parkland walks and an excellent range of amenities.
- Communal parking and grounds.
- 174 years remaining on the lease with a combined annual service charge and ground rent of £1492.44.
- Cavity wall insulation, electric room heaters and full UPVC double glazing combine to produce an EPC rating of D58.









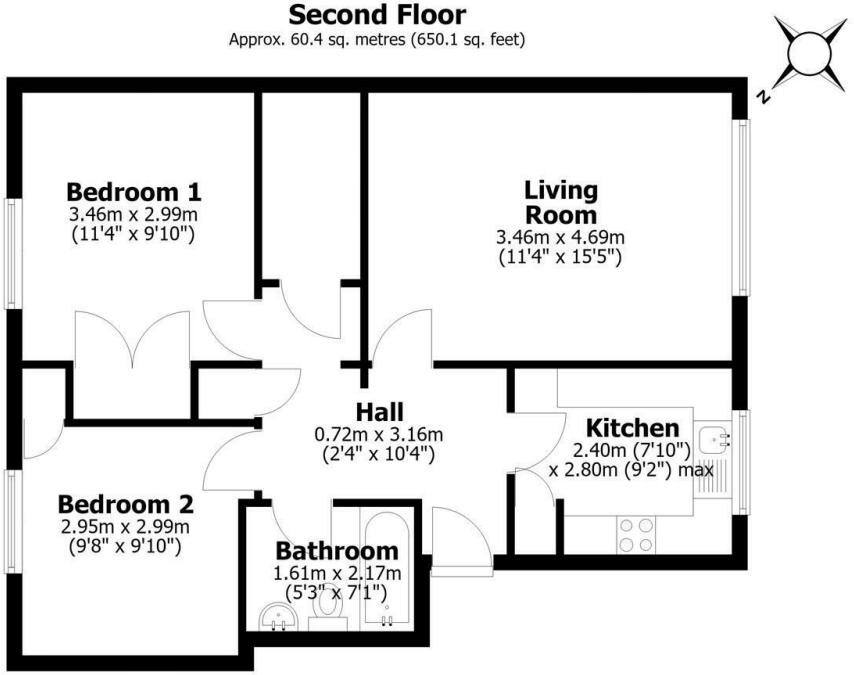






Second Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Flat 20, Ranmoor View, 410 Fulwood Road





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