











## Apt 9 Welburn House

222 Graham Road • Ranmoor • S10 3GS

Guide Price £325,000 - £350,000

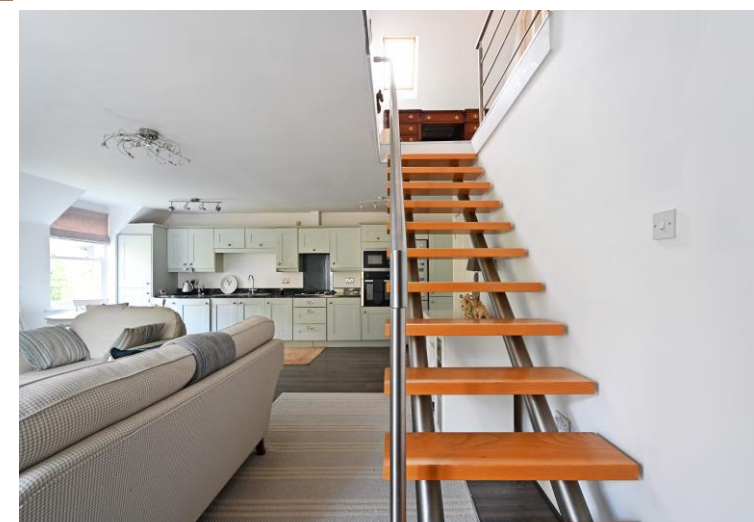
In the heart of the Ranmoor Conservation area and located within a sought-after development is a deceptively spacious 2-bedroom and 2 bathroom second floor apartment. Generously proportioned dual aspect living space with a Juliet Balcony and pleasant views. Offering 2 double bedrooms, 2 bathrooms, and occasional space within the attic. Benefits from gas central heating, double-glazing, and a security intercom. Two allocated parking spaces and visitor spaces. An impressive glazed communal entrance hall with a security intercom, has stairs leading to the second-floor. An entrance door leads into an inner hallway with useful built-in storage, and a door into an impressive, generous size, open plan living space, combining the lounge with a Juliet Balcony and a pleasant outlook, ample room for a dining table and chairs, and a modern fitted kitchen with a further window to the side. The kitchen is fitted with shaker style wall and base units, one unit housing the Vaillant combination boiler, and complementary worktops. Integrated appliances include an oven, microwave, and washing machine. Over 20 years ago, the current owners added an open staircase to the loft, creating occasional space. Off the main hallway are two double bedrooms, the main bedroom with an en-suite, along with a separate bathroom. The main bedroom incorporates a fully tiled shower room with heated towel rail. The bathroom is equipped with modern 3-piece white suite and surround tiling. Externally, there are lovely landscaped communal gardens, a private carpark with two allocated parking spaces, visitor parking, and a separate communal locked cycle store. Apartment 9, Welburn is situated at the end of a driveway off Graham Road in Ranmoor, well-placed for local shops and amenities, reputable schools, Bingham and Endcliffe Park, a range of recreational facilities, public transport, and access to the city centre, hospitals, universities and the Peak District.

Lease 200 years 01/01/2001 - £100pa Service Charge £165pcm - Trinity Management









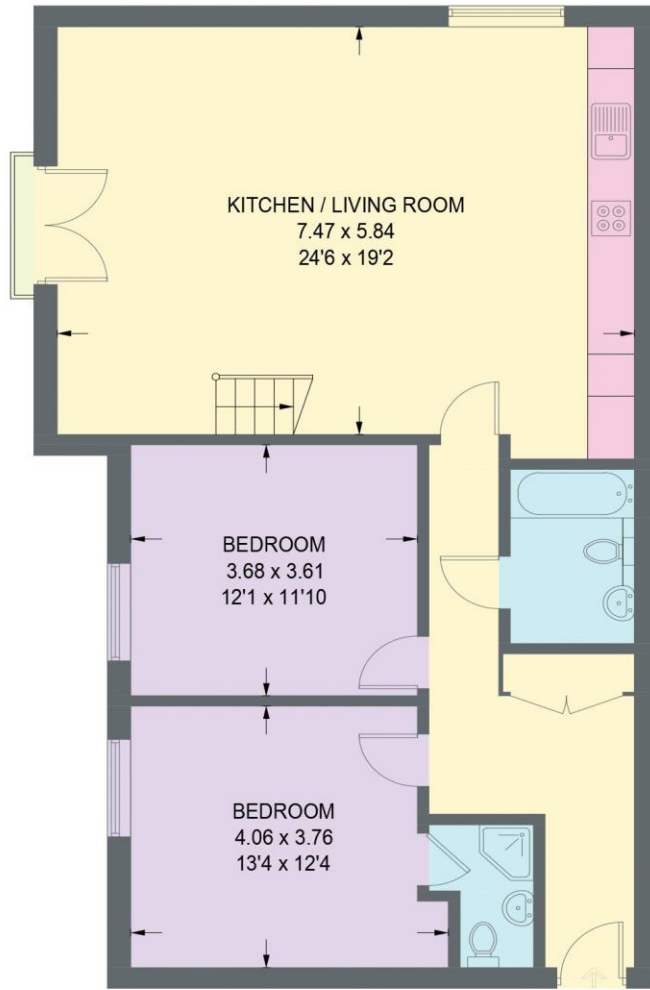
- Fabulous Second Floor Apartment in Ranmoor
- 2 Double Bedrooms & 2 Bathrooms
- Fabulous Open Plan Living Space
- Occasional Attic Space
- Generous Size with xxxx sq.ft
- Wraparound Landscaped Gardens
- 2 Allocated Parking Spaces & Visitor Parking
- Lease 200 years from 01/01/2001 - £100pa
- Service Charge £165pcm/£1,980 per annum
- Council Tax Band D, EPC TBC



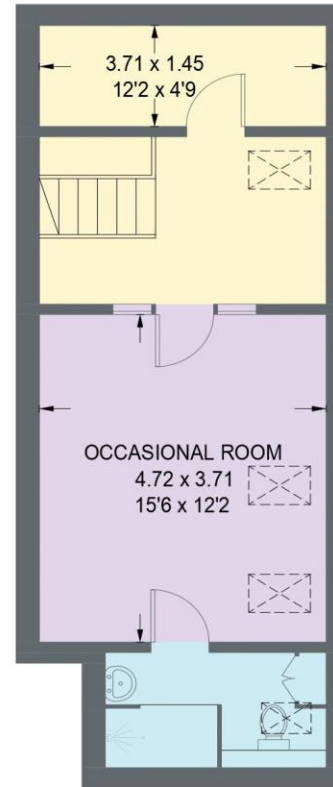


# APARTMENT 9 WELBURN HOUSE

APPROXIMATE GROSS INTERNAL AREA = 131.6 SQ M / 1416 SQ FT



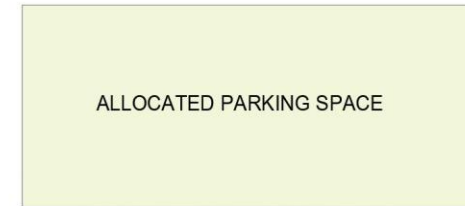
**SECOND FLOOR**  
93.7 SQ M / 1008 SQ FT



**THIRD FLOOR**  
37.9 SQ M / 408 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.



