





Flat 14 Grainger Court

235 Graham Road • Ranmoor • S10 3GS

Guide Price £190,000 - £200,000

Nestled away in a sought after location in Ranmoor, surrounded by well-maintained communal gardens is a 2 double bedroom first floor apartment. Light and airy accommodation offering a pleasant outlook, with the benefit of generous storage and a garage. Features double glazing and warm air heating. No chain. Entering through a communal intercom entry, upstairs to a private entrance on the first floor. The inner hallway features three built in storage cupboards, one housing the heating system. The generously proportioned, flexible open plan living space is filled with natural light and overlooks the well-maintained communal gardens. The modern kitchen is fitted with shaker style units, contrasting worktops, tiled splashbacks and has space with plumbing for freestanding appliances, which are all included within the sale. There are two double bedrooms presented in neutral palette, carpet and built in storage. The bathroom is equipped with 3-piece white suite, built in vanity unit and chrome heated towel rail. An additional outer locked storage room creates valuable space, and a garage located in the resident car park. Well maintained communal gardens surround the property, offering a pleasant outlook an secluded location. Grainger Court is situated between Storth Lane and 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. Leasehold 300 years From 1 January 1986 Hallam Graham Housing Society. £10 per annum. Service Charge £125 per month via Fairways Property Management.



- Spacious First Floor Apartment
- Sought After Location in Ranmoor, S10
- 2 Double Bedrooms
- Light & Airy Accommodation
- Modern Kitchen & Bathroom

- Garage & Resident Parking
- Well Maintained Communal Gardens
- Service Charge £125 per month via Fairways Property
- Lease 300 years From 1 January 1986 £10pa
- Council Tax Band B, EPC TBC



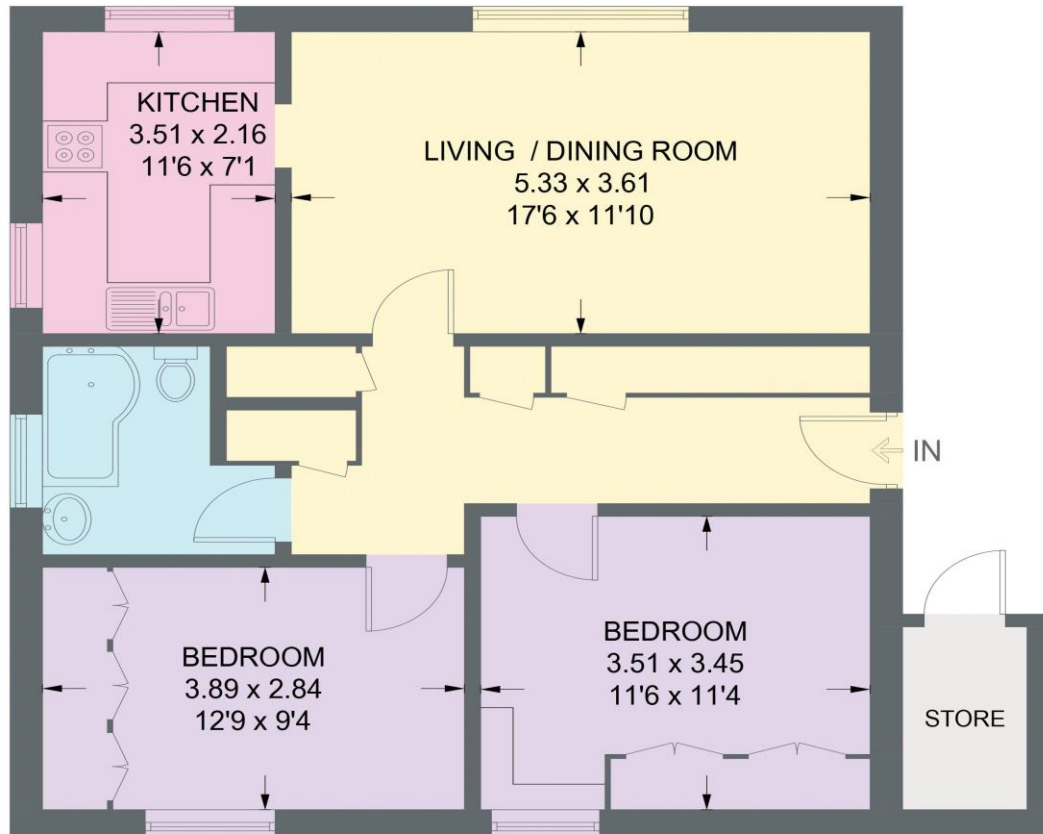
14 GRAINGER COURT

APPROXIMATE GROSS INTERNAL AREA = 70.1 SQ M / 754 SQ FT

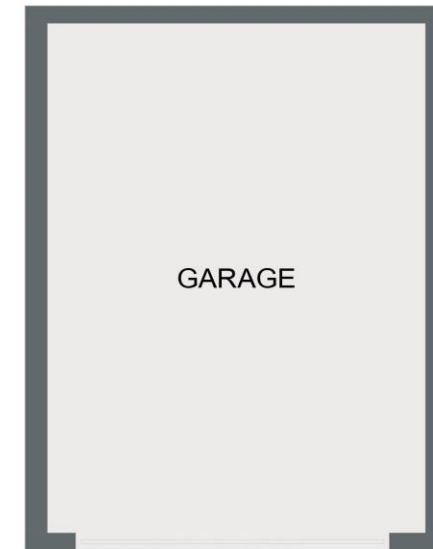
STORE = 2.5 SQ M / 27 SQ FT

(EXCLUDING GARAGE)

TOTAL = 72.6 SQ M / 781 SQ FT



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.