



- One Bedroom Apartment
- First Floor
- Well Presented Accommodation
- No Chain

36 Ranulf Court, Millhouses, Sheffield, S7 2PZ

Offers In Region Of £130,000

A stylish, well proportioned one bedroom first floor apartment forming part of this extremely sought after development in one of Sheffield's premier residential areas. Conveniently located opposite Millhouses Park. Ranulf Court comprises of 44 apartments for residents of 60 years plus, with excellent facilities overseen by a house manager and with lift, communal lounge, laundry and guest facilities. The development has private car parking, landscaped gardens and is ideally placed for all facilities in Millhouses and public transport. The accommodation briefly comprises; secure communal entrance, private hallway, lounge/dining space, fitted kitchen, bedroom and a bathroom. Set within well kept communal grounds having resident parking. Available with no onward chain.



Property Description

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ACCOMMODATION

ENTRANCE HALL

With entrance door, coving to the ceiling and intercom phone.

UTILITY CUPBOARD

Housing the hot water cylinder, electric meter and consumer units and providing useful storage space

LIVING/DINING ROOM

17' 7" x 7' 11" (5.38m x 2.42m)

A contemporary open plan living dining room with fitted furniture, an electric storage radiator and





UPVC double glazed French doors with Juliet balcony.

KITCHEN

9' 2" x 6' 11" (2.81m x 2.11m)

Kitchen area fitted with a cream high-gloss units with wood block work surfaces, incorporated within is a 1 ½ bowl stainless steel sink with mixer taps, a single oven, built in microwave, four ring ceramic hob and extractor hood. There are also ceramic tiled and stainless steel splash back's, a rear facing UPVC double glazed window and recessed ceiling spotlights.



BEDROOM ONE

15' 8" (into wardrobes) x 8' 8" (4.80m (into wardrobes) x 2.65m)

Having a rear facing UPVC double glazed window, a storage radiator and range of built-in contemporary bedroom furniture including vanity dresser, wardrobes and bedside tables.



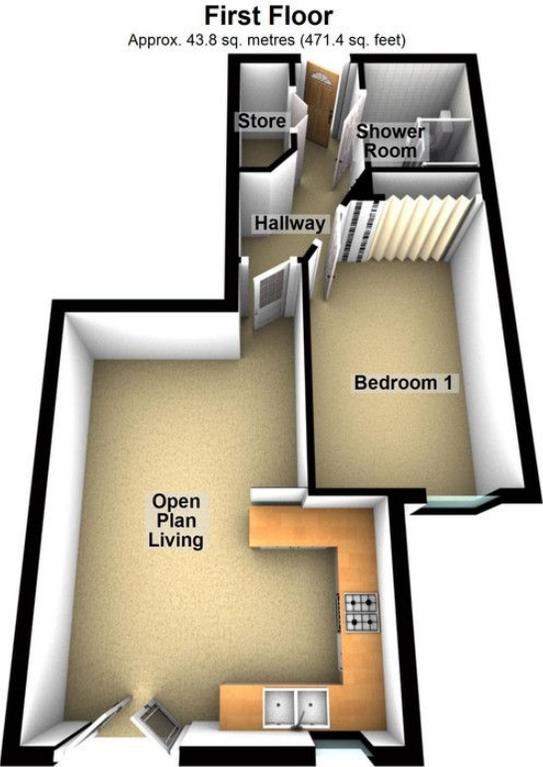
SHOWER ROOM

6' 7" x 5' 4" (2.02m x 1.65m)

Fitted with a contemporary suite comprising low flush WC, wash hand basin with stylish taps and a large shower cubicle with multi jet shower. There is also a heated mirror with radio, recessed ceiling spotlights, ceramic tiled walls, under floor heating and heated towel rail.

OUTSIDE

The property stands in well maintained communal gardens to the front, side and rear. There is also car parking available (subject to availability).



Total area: approx. 43.8 sq. metres (471.4 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	