

Apt 33, Oakbrook Court, Graham Road, Sheffield **Guide Price £240,000 - £250,000**
Sheffield

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Positioned at the front of an exclusive development, this sensational two bedroom first floor apartment offers a rare combination of contemporary open plan living and a prime location in the heart of fashionable Endcliffe. Perfect for professional couples, single purchasers, first time buyers, or those looking to downsize, the property has been thoughtfully redesigned to create a bespoke finish that maximises space and light throughout. The impressive living and dining area flows seamlessly into a modern kitchen, making it ideal for entertaining or relaxing at home. A designated work from home office provides a practical and stylish solution for remote working.

Council Tax band: B Tenure: Leasehold

- REDEFINING THE TERM CONTEMPORARY OPEN PLAN LIVING DELIVERED AT ITS BEST IS THIS SENSATIONAL TWO BEDROOM FIRST FLOOR APARTMENT
- PERFECT FOR THE PROFESSIONAL COUPLE SINGLETON FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE
- PRIVATE BALCONY GARAGE AND WONDERFUL COMMUNAL GROUNDS
- SET AT THE FRONT OF THE DEVELOPMENT WITH FABULOUS VIEWS OVER THE PARK TOWARDS GREYSTONES
- HEART OF FASHIONABLE ENDCLIFFE CLOSE TO NUMEROUS INDEPENDENT CAFES EATERIES AND BOUTIQUES WITHIN BOTH SHARROW VALE AND HANGINGWATER
- INCREDIBLY SPACIOUS AND LIGHT THROUGHOUT WITH VIEWING A PREREQUISITE TO FULLY APPRECIATE THE STYLE ON OFFER BY THIS GORGEOUS PROPERTY
- ENDCLIFFE PARK LITERALLY ACROSS THE ROAD THE







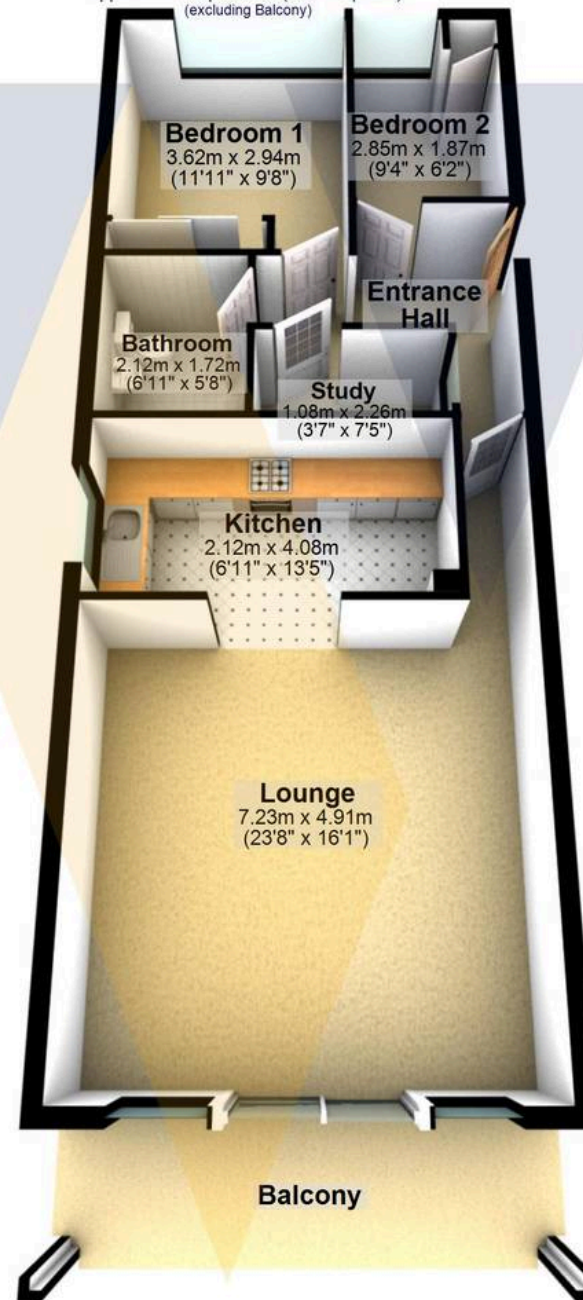
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Top Floor

Approx. 64.6 sq. metres (695.4 sq. feet)
(excluding Balcony)



Outbuilding

Approx. 12.4 sq. metres (133.8 sq. feet)



Total area: approx. 77.0 sq. metres (829.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

APT 33, OAKBROOK COURT