



Flat 92, 211, Draymans Court, Ecclesall Road, Sheffield, S11 8HH

# Flat 92, 211, Draymans Court, Ecclesall Road

Sheffield, S11 8HH

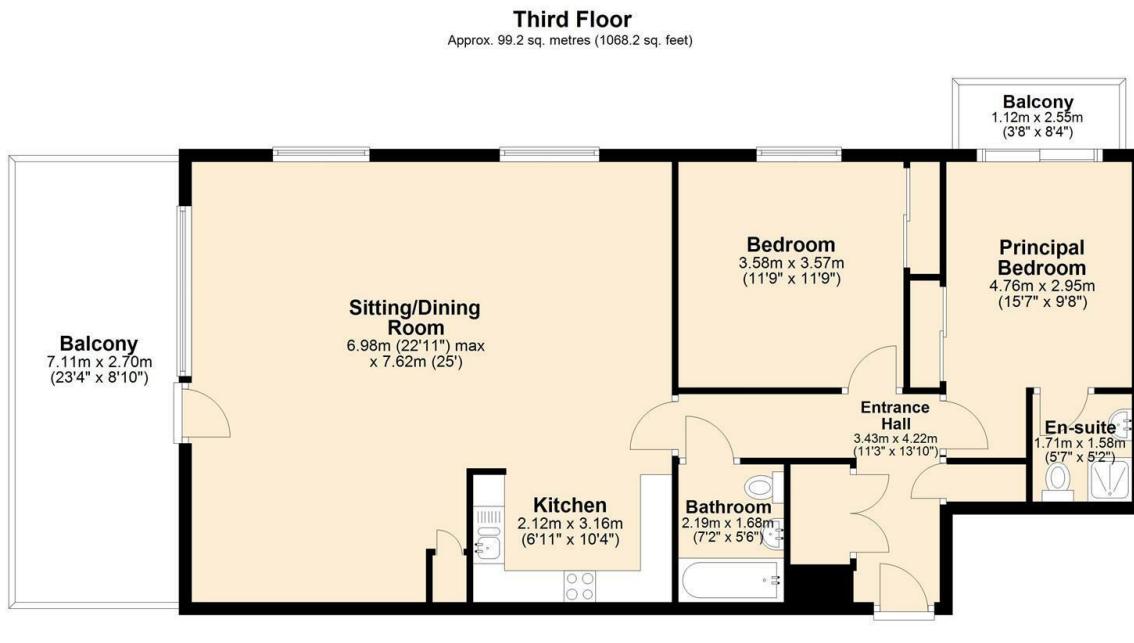
## Description

What an impressive apartment this is. The modern, open plan reception room is the perfect setting for everyday life and 1088 square feet of accommodation also provides plenty of room for entertaining. The third floor outlook is an attractive feature to this home, with the principal bedroom having its own balcony, overlooking the attractively presented communal gardens and enjoying a south facing aspect. These penthouses are always sought after and when you combine the excellent location, on the fashionable Ecclesall Road, with the layout and style of the property it is easy to see why. If you are looking for a spacious apartment in Sheffield than it will be hard to beat what is on offer here and this is an opportunity that shouldn't be missed!

- Secure, undercroft parking space protected by electric gates.
- Luxury Penthouse with two balconies and an impressive 1068 square feet of accommodation.
- Two bathrooms including one ensuite.
- Upgraded kitchen with modern appliances and plenty of space in the large, open plan living area.
- Two double bedrooms.
- Lift access to all floors.
- No onward chain
- Electric heating and UPVC double glazing alongside an EPC rating of 53E.
- Communal gardens which enjoy a south facing aspect.
- 150 year lease from 2003. and annual service charge, ground rent and parking charges of £4457.62.







**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: [bakewell@elr.co.uk](mailto:bakewell@elr.co.uk)

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: [bannercross@elr.co.uk](mailto:bannercross@elr.co.uk)

**Dore**  
33 Townhead Road  
Sheffield S17 3GD  
T: 0114 2362420  
E: [dore@elr.co.uk](mailto:dore@elr.co.uk)

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: [peakdistrict@elr.co.uk](mailto:peakdistrict@elr.co.uk)

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: [wickersley@elr.co.uk](mailto:wickersley@elr.co.uk)

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.