



Magnolia Court

Ranmoor, S10 3HN

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Enjoy all the delights of the leafy community of Ranmoor from this stylish apartment: Magnolia Court.

This lovely home enjoys excellent access to the city centre and university buildings, with smart décor and handy allocated parking.



Why you'll love it:

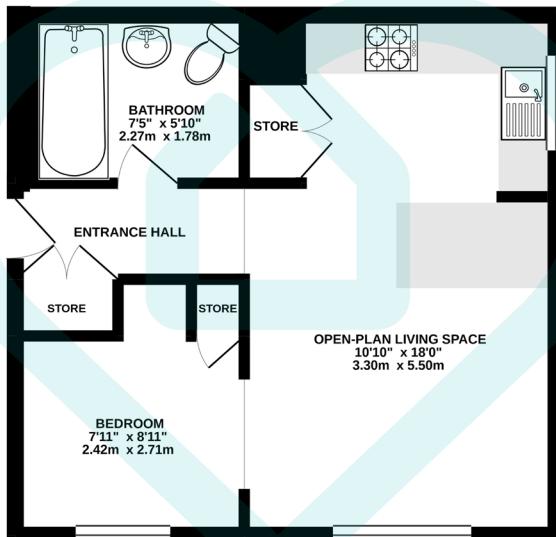
Magnolia Court can be found in Ranmoor, a vibrant community just south-west of the Sheffield city centre. Ranmoor boasts abundant green spaces and amenities close by, including all the attractions of the popular Fulwood Road. These include excellent dining options, local businesses, and a wealth of green spaces and stunning woodland at the bottom of the valley. Fulwood Road gives you excellent road links to the city centre, making commuting and exploring an easy venture, and fantastic access to the Peak District for when you need to escape the hustle and bustle of the city. Residents of Magnolia Court even enjoy allocated parking spaces, meaning you truly have the whole of Sheffield at your fingertips.



So much more than a great location:

Magnolia Court is a delightful modern development that is bound to win your heart. The apartment opens into a bright entrance hall with neutral décor and practical fitted storage. To the end of the hall is an elegant archway leading into open-plan living space. This room is well-sized with a modern fitted kitchen, a large breakfast bar, and a generous living space to relax or host friends and family. This leads to the bedroom, a beautiful decorated space large enough for a double bed with lots of practical storage shelves and units. An immaculate full bathroom with stylish tiling and spotless fixtures completes the floorplan. To the rear of the development is a lovely communal garden. Here you will find an immense green lawn encircled by trees, giving this well-connected property a lovely rural atmosphere.





TOTAL FLOOR AREA : 330 sq.ft. (30.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/purchaser.

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

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

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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.