



Apartment 16, Fairthorn Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

Apartment 16,

Dore

Offers Around

£245,000

A stunning location with spectacular views over Blacka Moor and the Peak District, a first floor apartment with balcony. Great position, on the front of this popular and exclusive retirement development, with easy access of the lift and the main entrance.

Retirement living for the Over 60's with lift access to all floors, Wellbeing Service plus further assistance if required, first class communal facilities, 24 hour staff on site.

Private entrance door, open plan living/dining room with French windows to a balcony and stunning views, well fitted kitchen. Main bedroom with en suite shower room, bedroom two and bathroom with full suite.

Leasehold - 111 years remain

Ground rent - £411 per annum

Service charge- £341.66 per month (per apartment). This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas only.

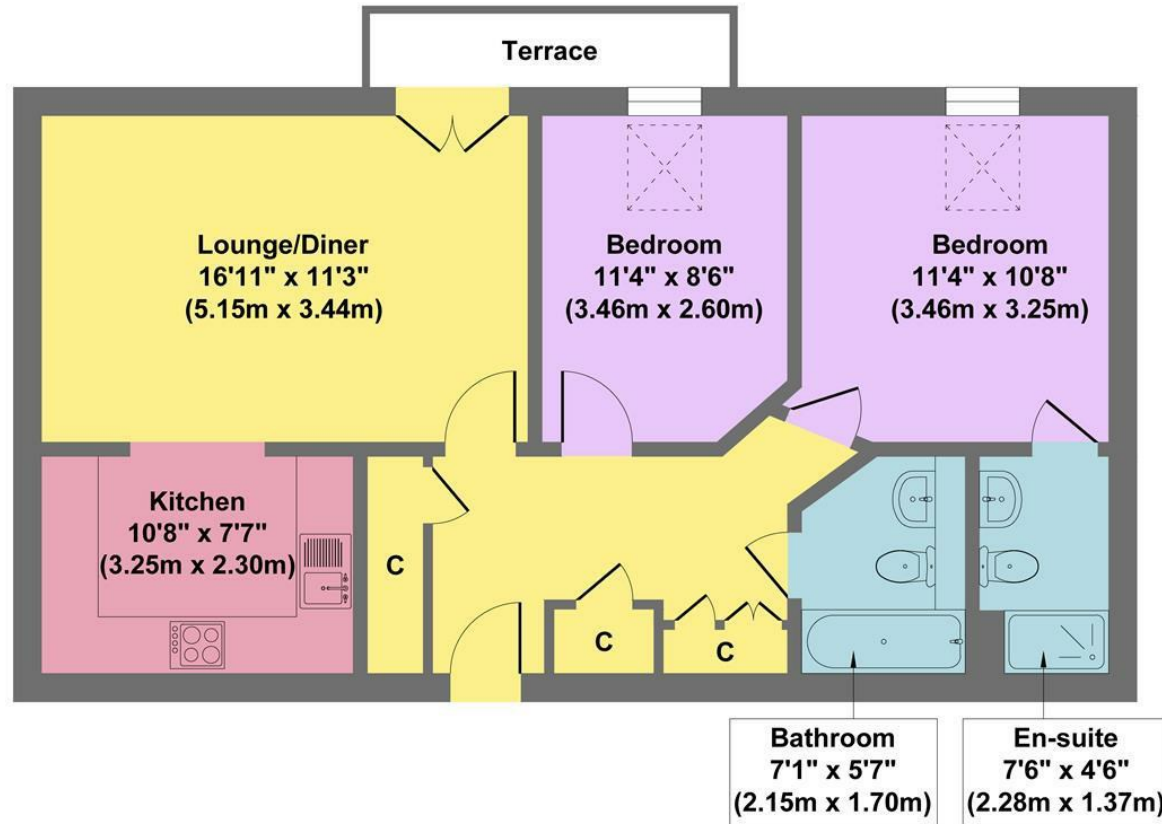
Wellbeing service- £434.85 per month (per apartment). This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

- Stunning Position
- Popular Retirement Development for Over 60's
- Spectacular Views over Blacka Moor and Peak District
- First Floor & Easy Access to Lift and Main Entrance
- Open Plan Lounge/Dining Room with Balcony
- First Class Communal Facilities
- Two Bedrooms/Two Bathrooms
- Wellbeing Service Package Available
- EPC Rating: C
- Viewing: Banner Cross Office





16 Fairthorne



Approximate Floor Area
Area 719 sq.ft
(66.78 sq.m.)

Approx. Gross Internal Floor Area 719 sq.ft / 66.78 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

