



Apartment 17 Fairthorn 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee



# Apartment 17 Fairthorn 117

## Dore

Guide Price

# £240,000

GUIDE PRICE £240,000-£245,000

In a great location with spectacular south facing views over Blacka Moor and the Peak District, a first floor apartment with balcony. Great position in 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, "Well Being" Service plus further assistance if required. First class communal facilities, 24 hour staff on site.

The property briefly comprises private entrance door, good sized reception hall, open plan living and dining room with French windows to balcony with stunning views over Blacka Moor. Well fitted kitchen with range of built-in appliances. Main bedroom with en suite shower room, bedroom two and bathroom with full suite. Attractive communal grounds, in a lovely setting and car parking space for Number 17.

Leasehold - 111 years remain

Ground Rent - £519.32 per annum

Service Charge- £421.63 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- £478.34 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.



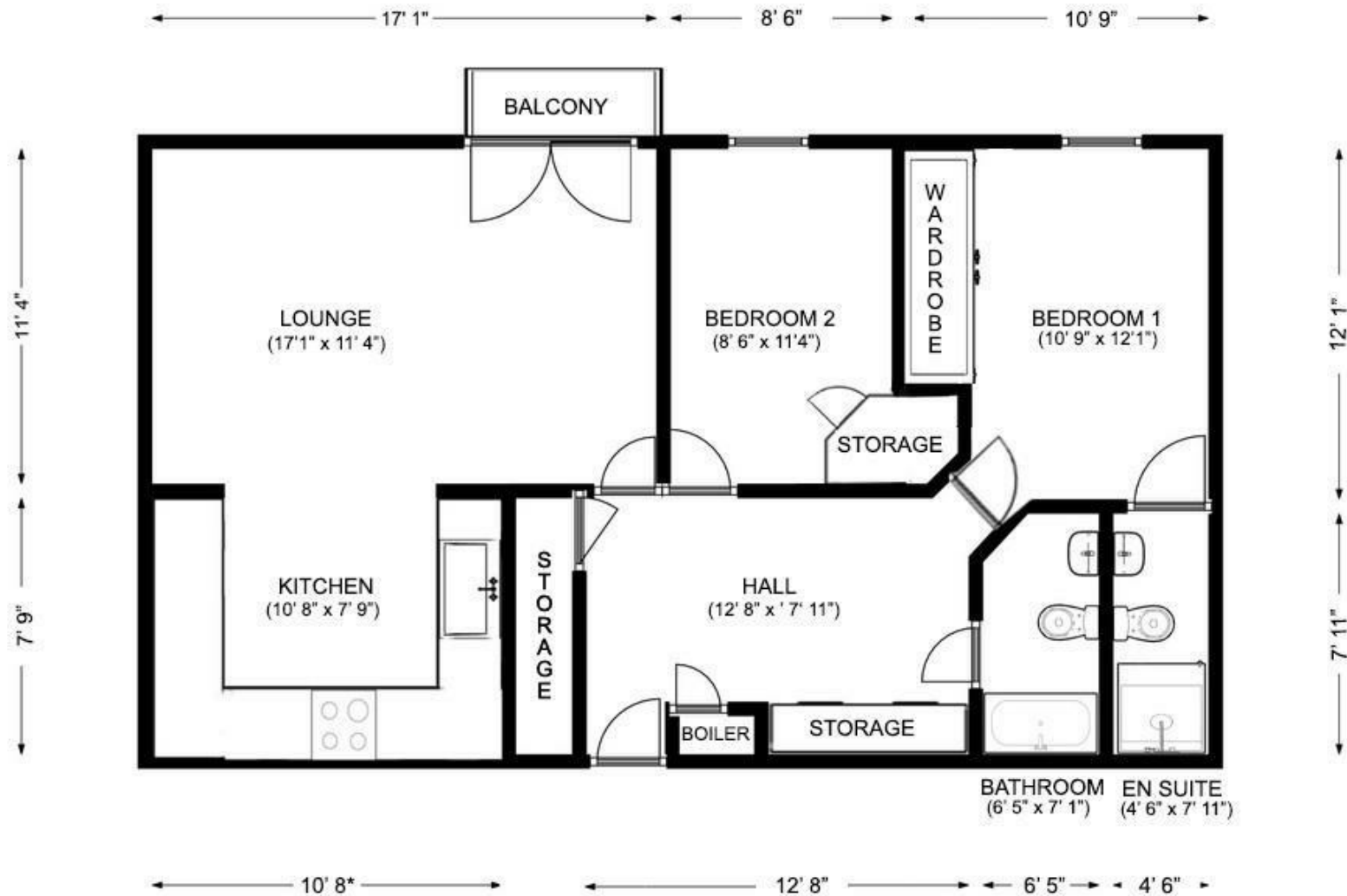
- Great Position On The First Floor
- Panoramic South Facing Views Over Blacka Moor And The Peak District
- Popular Retirement For The Over 60s
- Easy Access With Lift
- Open Plan Lounge And Dining Room
- Well Fitted Kitchen With Range Of Appliances
- Two Bedrooms And Two Bathrooms
- Immediate Vacant Possession Available
- EPC Rating C
- Viewing Via Banner Cross Office











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.'

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