



Apt 27 Fairthorn 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

# Apt 27 Fairthorn 117

## Dore

Asking Price

# £300,000

Situated on the second floor, in a prime central location, probably the best apartment in this popular development having the added advantage of a large private balcony/terrace and fantastic southerly panoramic views over open countryside.

A retirement development for over 60s and within easy access of the excellent amenities of Dore Village.

Private entrance hall, large open plan lounge and dining room with French windows leading out onto a large entertaining balcony/terrace with spectacular views, well fitted kitchen with range of appliances, master bedroom with built-in wardrobes and lovely views and en suite shower room. Double bedroom two with French windows leading out onto the superb balcony/terrace and fantastic views over the valley. Bathroom with full suite.

Wellbeing service plus further assistance if required. First class communal facilities and 24 hour staff on site.

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.

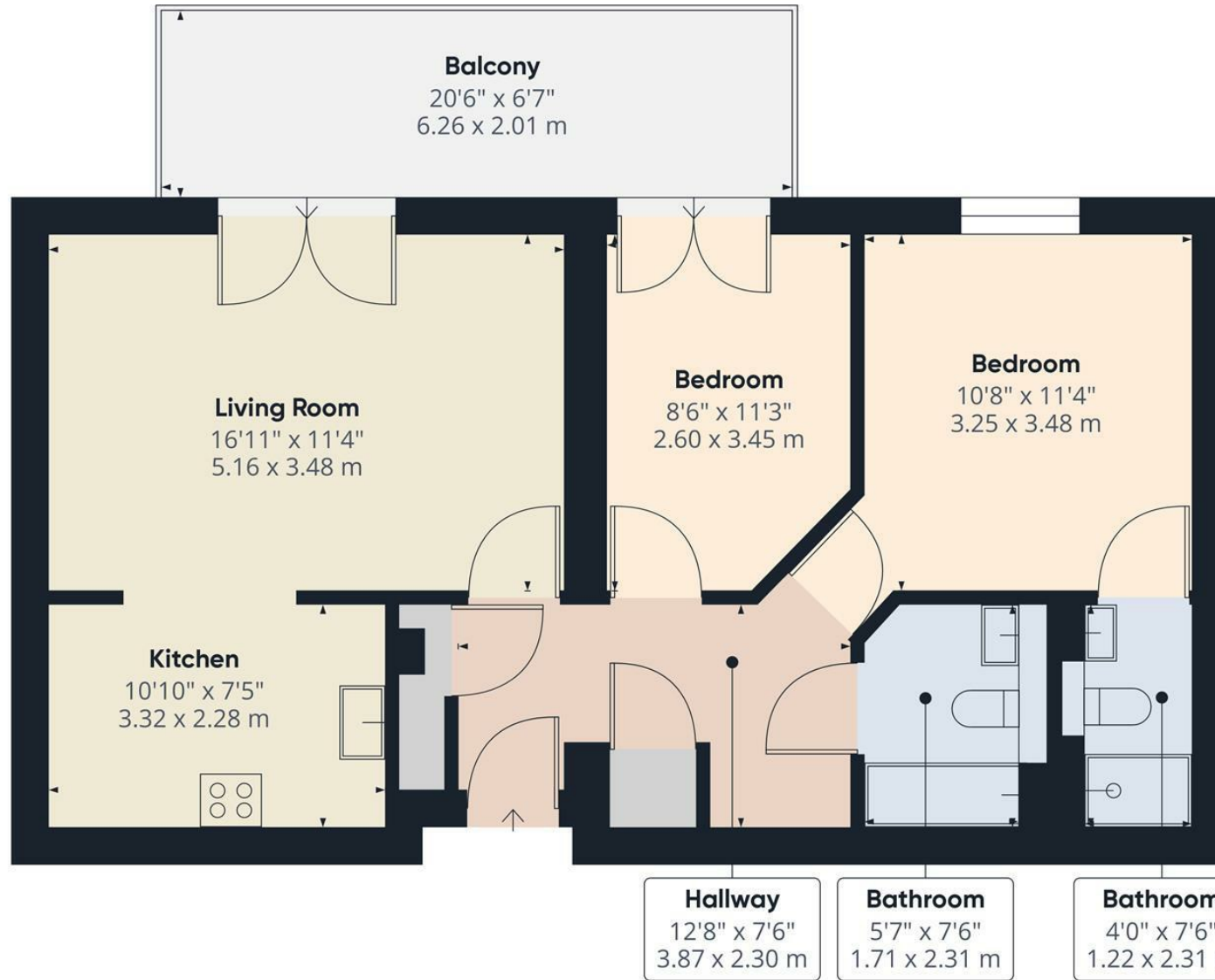
Wellbeing Service- £478.34 per month (per apartment). This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.



- Sought After Exclusive Retirement Development For Over 60's
- Fantastic Location On The Second Floor
- Superb Large Balcony/Terrace, Ideal for Entertaining
- Spectacular Panoramic Views Over Blacka Moor And The Peak District
- Wellbeing Service Plus Further Care Options Available
- Communal Facilities, Residents Lounge And Excellent Parking Space
- Stunning Peaceful Setting
- Easy Access Of Excellent Amenities Of Dore Village
- EPC Rating D/Council Tax Band D
- Viewing Via Banner Cross Office







**Approximate total area<sup>(1)</sup>**  
678.81 ft<sup>2</sup>  
63.06 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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