



Apartment 23, Fairthorn Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

Apartment 23,

Dore

Offers Around

£190,000

A well proportioned, two double bedroom, two bathroom apartment in this popular exclusive retirement development for the over 60s with staff onsite 24/7.

Situated on the first floor, with rear facing balcony with attractive aspect. Within easy access of the excellent amenities of Dore Village.

Private entrance hall, larger style open plan lounge/dining room of generous proportions and with patio doors to private balcony. Well fitted kitchen with range of built-in appliances. Master bedroom with en suite shower/wet room, double bedroom two and main bathroom with full suite. Parking and communal residents lounge and superb communal grounds.

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.

Council Tax Band - C

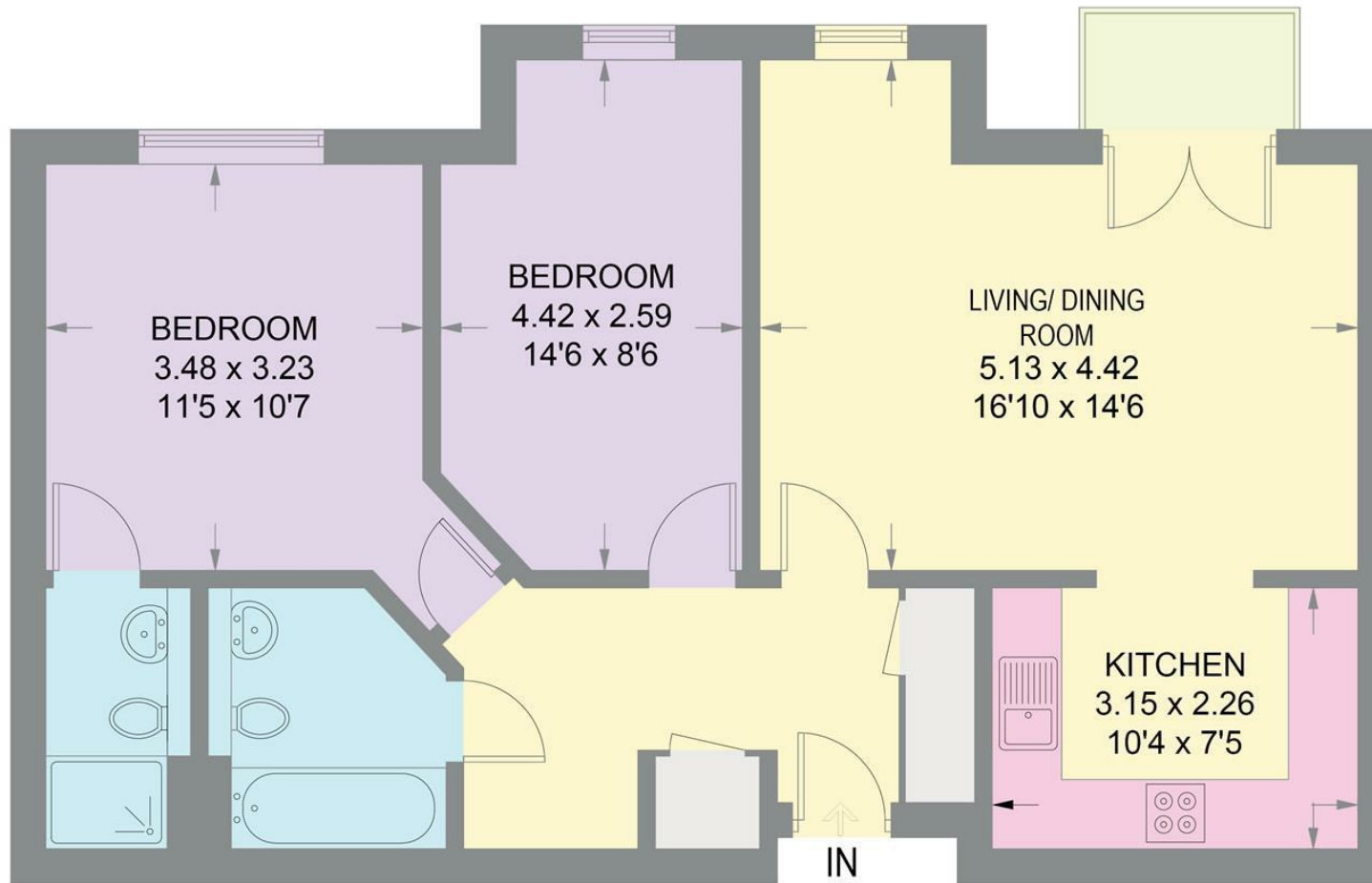
- Two Good Bedrooms, One with En Suite
- Excellent Facilities with Flexible "Wellbeing" Service
- Large Residents Lounge with Varied Activities
- Exclusive Over 60s Development
- Large Style Lounge/Dining Room
- French Windows to Private Balcony
- Allocated Offroad Parking
- Lovely Communal Grounds & Gardens
- EPC Rating: B
- Viewing: Banner Cross office





23 FAIRTHORN

APPROXIMATE GROSS INTERNAL AREA = 69.6 SQ M / 749 SQ FT



FIRST FLOOR

Illustration for identification purposes 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.'

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