



Apartment 15 Fairthorn, 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee



# 117 Townhead Road

## Dore

Offers Around

# £220,000

Situated in a great position on the ground floor and close to the lift, communal lounge and facilities and near to the main entrance, a 2 bedroom, 2 bathroom apartment. It boasts a spacious private terrace at the rear, perfect for relaxing or entertaining, and there's also a possibility to own a pet.

The development is for the over 60's and has a wellbeing service plus further assistance if required and first class communal facilities. 24/7 staff on site. Allocated parking and buggy store. Within easy access of amenities of Dore Village which include restaurants, pubs and local shopping.

Entrance hall to open plan living room and dining room with patio doors to a private large terrace. Well fitted kitchen with a range of built in appliances, master bedroom with ensuite shower cubicle with a sink and toilet. Double bedroom 2 and main bathroom with full suite.

Leasehold - 108 years remain

Ground Rent - £515.00 per annum, If the seller and the buyer exchanged contracts and also completed a new lease, you will not be required to pay ground rent due to changes in the law.

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.

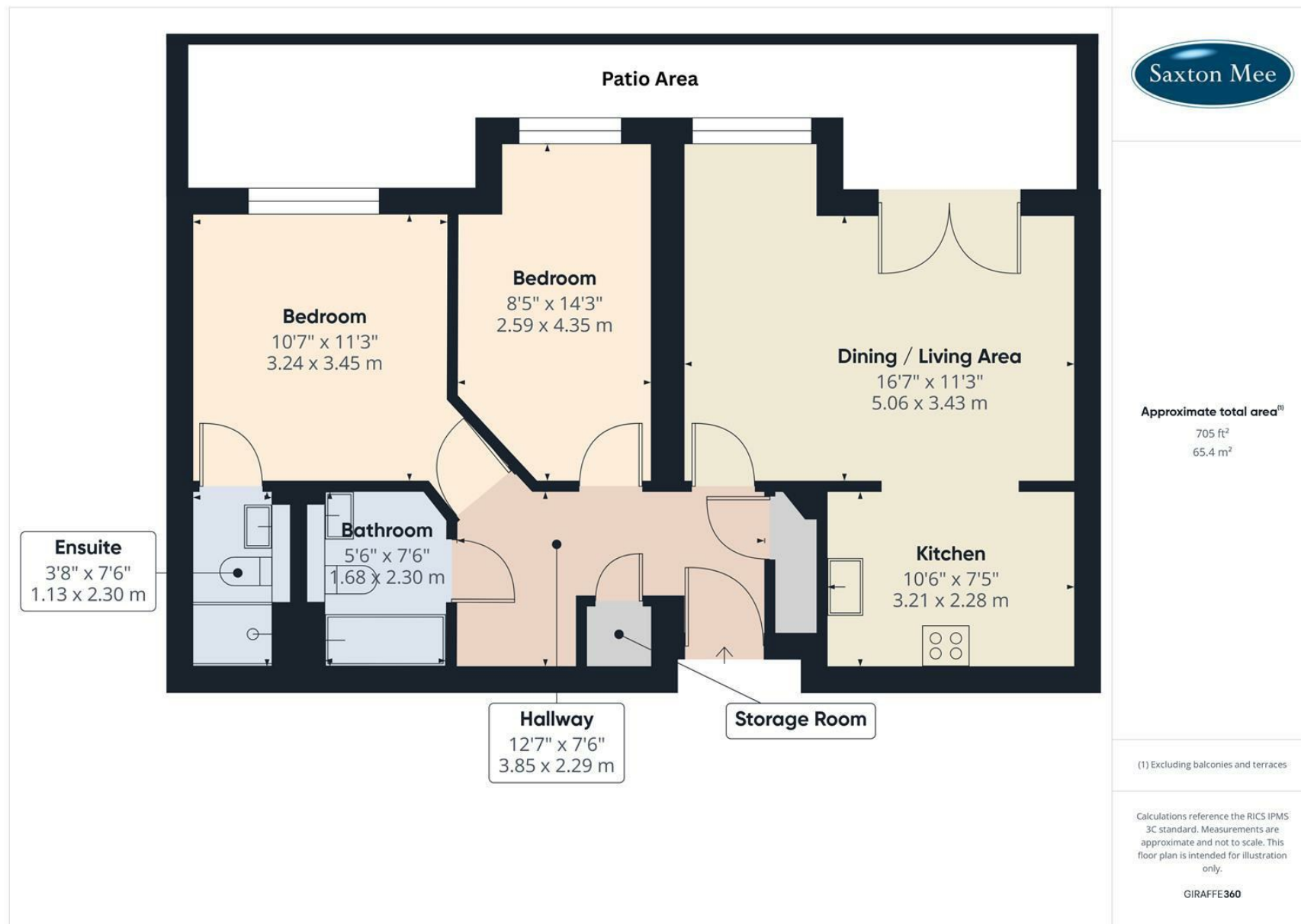
Wellbeing Service- £478.34 per month (per apartment). This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.



- Ground Floor Apartment
- Close to the main entrance and communal residents lounge
- Large terrace ideal to sit out on and entertain and attractively landscaped
- First Class Communal Facilities
- Allocated Parking
- Exclusive retirement development
- EPC Rating: C







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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

