



Apartment 11, Fairthorn Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

Apartment 11, Dore

Offers Around

£190,000

NO CHAIN - READY TO MOVE INTO.

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

Benefitting from ground level access to apartment and communal areas, with it's own balcony with attractive quiet view of trees. Within easy access of the excellent amenities of Dore Village. Private entrance hall, open plan living room/dining room with new non-slip laminate flooring, 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. Allocated parking and communal residents lounge.

This apartment is ideal for someone who requires wheelchair access due to the disabled access at the entrance, widened hallways and level access and the same level as communal dining area and lifts enabling the owners to easily participate in communal activities.

Well being service plus further assistance if required, first class communal facilities.

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.

Council Tax Band - C



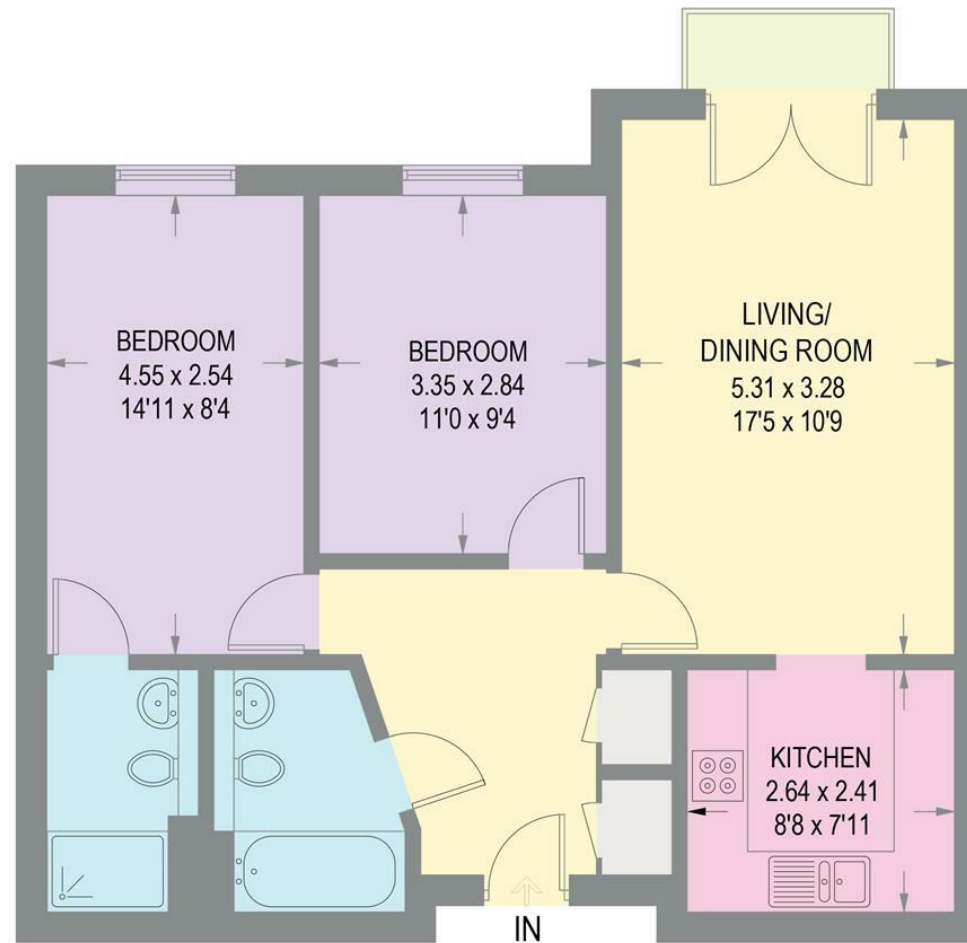
- Upper Ground Floor Apartment on the Entrance Level
- Two Bedrooms/Two Bathrooms
- Exclusive Retirement Development for Over 60's
- Ground Floor access to apartment and First Class Communal Facilities
- Allocated Parking
- Master Bedroom with En Suite Shower/Wet Room
- Well Being Service and Further Care Facilities Available
- Staff on Site 24/7
- EPC Rating: C
- Viewing: Banner Cross office





11 FAIRTHORN

APPROXIMATE GROSS INTERNAL AREA = 65.7 SQ M / 707 SQ FT



GROUND 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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