

# Saxton Mee



Manchester Road Stocksbridge Sheffield S36 1AP  
Prices From £220,000

**St Luke's**  
Sheffield's Hospice

## Manchester Road

Sheffield S36 1AP

Prices From £220,000

PRICES FROM £215,000 - What we are creating with Otium of Stocksbridge is a relaxing, carefree retirement community where active people over 55 years can live life to the full without the complexities and ties of traditional home ownership, but still enjoy the same level of privacy or social interaction that they would elsewhere.

As an Otium homeowner you will have exclusive access to a range of facilities and communal areas including the owners lounge, activity studios, IT suite/library and launderette.

For peace of mind the billing for your electricity, water and broadband/wifi will form part of your Otium inclusive service charge package. There are meeting places and barbeque patios for social get togethers as well as comfy seating areas for coffee mornings with friends or a quiet place to mull over the crossword with your afternoon cuppa.

In addition you will have the option of on-site car parking, garage and storage facilities, as well as use of the guest suites for family or friends that are visiting.

Your live-in Concierge will be there to help, support and advise you every step of the way.

- UNIQUE RETIREMENT LIVING
- FOR OVER 55'S
- GATED COMMUNITY
- FLOORING & CURTAINS/BLINDS INCLUDED
- GREAT COMMUNAL FACILITIES
- UTILITY BILLS INCLUSIVE OF SERVICE CHARGE
- LIVE IN CONCIERGE
- FULLY FITTED KITCHEN & BATHROOM
- PARKING, GARAGE & STORAGE AVAILABLE
- MARKETING SUITE AVAILABLE BY APPOINTMENT





## MATERIAL INFORMATION

All images and building examples are for illustration purposes only. Trees and landscaping are indicative only and may alter during construction. Finishes, materials and layout may vary from those shown here.

Tenure : Leasehold

Length of Lease : 250 years

Annual Ground : TBC

Annual Service Charge : £3,176 for One bedroom - £3,595 for Two Bedroom to include utility bills for electric, water and broadband, along with the use, and cost, of all the communal facilities.

Service Charge review period : TBC

Council Tax Band : TBC

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

## Otium of Stocksbridge

Noble Homes Retirement *Living*

### The Bronte

2 Bedroom Suite  
with Terrace Balcony

-   
2 DOUBLE  
BEDROOMS
-   
SINGLE  
BATHROOM
-   
EN-SUITE  
SHOWER
-   
WITH  
BALCONY

#### ROOM SIZES AT A GLANCE

	Metric	Imperial
Bedroom 1	4.82 x 2.87	15'9" x 9'5"
Bedroom 2	3.84 x 2.60	12'7" x 8'6"
Kitchen	2.61 x 1.42	8'7" x 4'8"
Lounge	5.14 x 3.02	16'10" x 9'11"
Bathroom	2.14 x 2.35	7' x 7'8"

Total Floor Area 63m<sup>2</sup>/678ft<sup>2</sup>

-   
PARKING  
FOR RENT
-   
GARAGE  
FOR RENT
-   
STORAGE  
FOR RENT

Parking, garages and storage  
available to rent on request.

Maximum measurements shown.  
All sizes are approximate.  
Flooring and furnishings are for  
illustrative purposes only.



Apartment 11, 651 Manchester Road, Stocksbridge S36 1AP

Noble Homes Retirement *Living*

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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

