



## 24 Fitzwilliam Court, Bartin Close, Ecclesall, Sheffield,

Offers In The Region Of £115,000

- First Floor Apartment
- uPVC Double Glazing
- Security Entry System
- Car Park and Communal Gardens
- Well Appointed accommodation
- Over 60s Retirement Apartment
- Resident's Lounge/Laundry Room/Guest Room
- McCarthy & Stone (Developments)
- Popular and Convenient Location
- 24 Hour Careline Facility

# Bartin Close, Sheffield S11 9GE

Forming part of this high desirable McCarthy and stone development, is this part furnished lovely first floor one bedroom apartment which is offered for sale with no chain and immediate vacant possession. These renowned retirement home specialists have created a delightful development which has the benefit of a site manger and 24 hour Careline, a communal sitting room for residents and lift access to all floors. Excellent local amenities are available including public transport links , local cafes and shops and having well-tended communal grounds with parking area.

The Accommodation briefly comprises: Entrance hall, sitting room through dining room with attractive aspect to Ecclesall church, fitted kitchen with appliances, double bedroom with wardrobes and recently upgraded shower room.



Council Tax Band: B





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## ACCOMMODATION

### GROUND FLOOR

A secure communal entrance doorway opens into a communal reception hallway with lift and stair access to the first floor where flat No 24 can be found. On the ground floor there is a lovely residents lounge.

### FIRST FLOOR

#### RECEPTION AREA

A secure entrance door leads from the landing area into the apartment. There is coving to the ceiling and a wall mounted intercom system.

#### LIVING ROOM

18'4" x 10'1"

Having a front facing uPVC double glazed window, Creda electric storage heater, TV aerial and telephone point and

coving to the ceiling. The focal feature of the room is the electric fire set to a matching hearth and backing feature fire surround. Ceiling mounted pull cord giving direct access to Careline. A door opens into a useful walk in storage cupboard housing the hot water cylinder and modern fuse board, benefitting from an electric light and providing excellent storage facility.

French doors with obscure glazed insets opens to the:

#### KITCHEN

8'3" x 5'8"

Having a range of quality fitted matching beech effect wall and base units incorporating a Zanussi electric oven with matching four ring electric hob with extractor hood set above and included is an under the counter fridge and an under the counter freezer. There is granite effect roll top work surface with stainless steel sink unit, UPVC double glazed window and part tiled walls and coving to the ceiling.

#### BEDROOM ONE

17'2" (max) x 9'0"

With a front facing UPVC double glazed window, coving to the ceiling, Telephone point, TV aerial, a ceiling mounted pull cord giving direct access to Careline and there is a Creda electric storage heater. Folding mirrored doors open into a useful recessed wardrobe providing cloaks and hanging shelving space and an additional fitted wardrobe.

#### SHOWER ROOM

6'9" x 5'6"

Being recently fitted with a good sized, step in shower cubicle with chrome thermostatic shower, a low flush w.c. and wash hand basin set to vanity unit with cupboard space beneath.

With pvc boarding and tiling to the walls, coving to ceiling, wall mounted light and mirror, Creda electric heater with heated towel rail, extractor and Careline cord.

### OUTSIDE

The property is set within well maintained gardens and the apartment benefits from unallocated resident and visitor parking.

### DEVELOPMENT DETAILS

Fitzwilliam Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over six levels each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hours emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. it is a condition of purchase that residents must be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

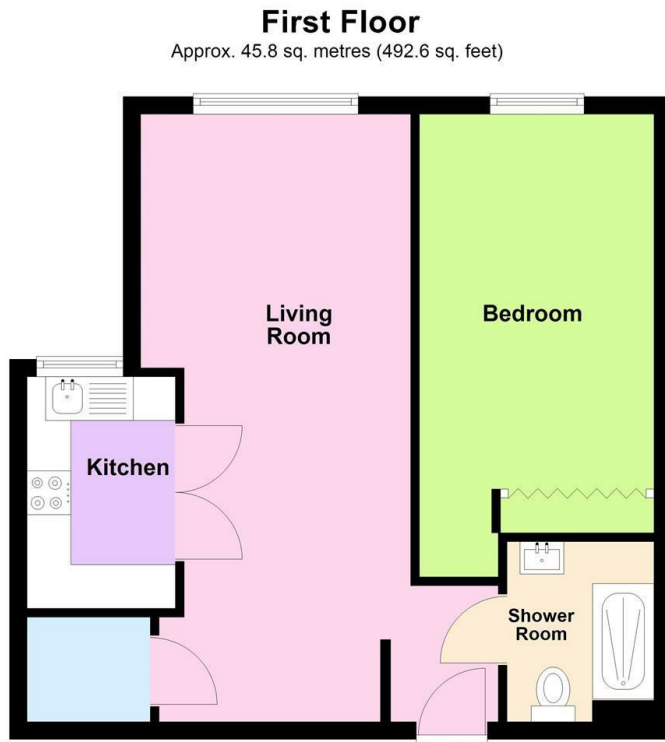
### GENERAL

All furniture available by separate negotiation.









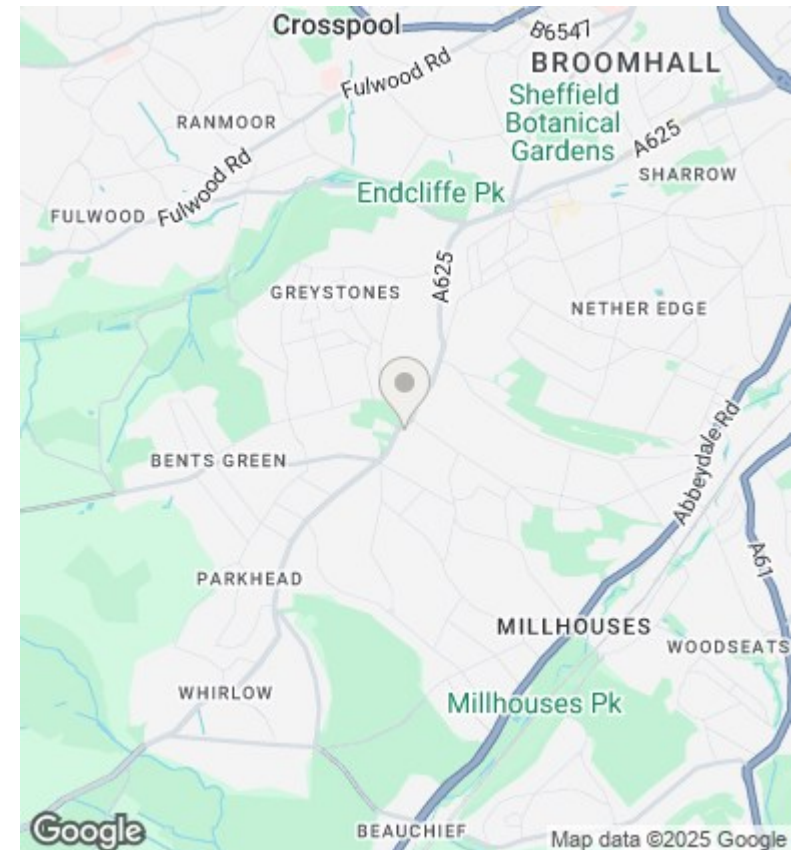
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## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 