

## 39 Fitzwilliam Court

Bartin Close, Sheffield, Yorkshire, S11 9GE



**PRICE: £160,000**

**Lease: 125 years from 2005**

### Property Description:

#### **A TWO BEDROOM RETIREMENT PROPERTY LOCATED ON THE TOP FLOOR**

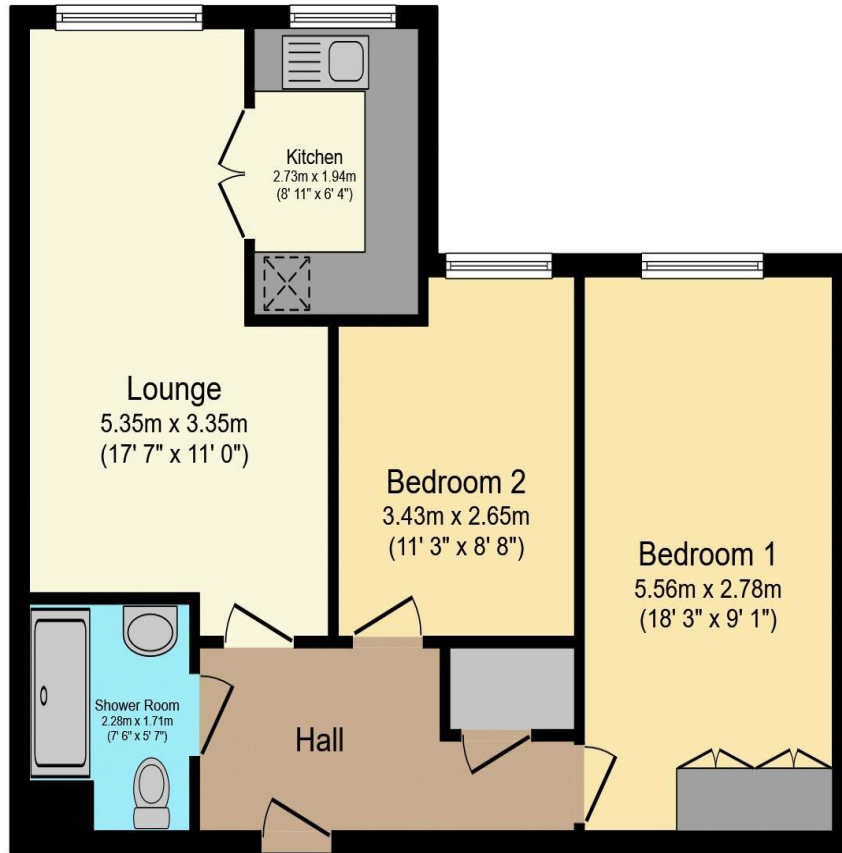
Fitzwilliam Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 6 levels. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. Bus stop located outside the development into town centre. It is a condition of purchase that residents 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Guest Suite  
Car Park and Security Entry System  
Minimum Age 60  
Communal Gardens

Lift and Laundry Room  
24 Hour Appello call system  
Development Manager  
Lease: 125 years from 2005



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 57.7 sq.m. (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	-43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28.2.25**

**Annual Ground Rent:**

**£460.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£5476.20**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.