

14 Ranulf Court

60 Abbeydale Road South, Sheffield, Yorkshire, S7 2PZ



PRICE: £120,000

Lease: 125 years from 1996

Property Description:

**** NO ONWARD CHAIN** A SOUTH FACING ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE UPPER GROUND FLOOR** Ranulf Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 4 floors each served by lift (Please note apartments 16 - 22 not serviced by the lift). The 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 hour 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 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.

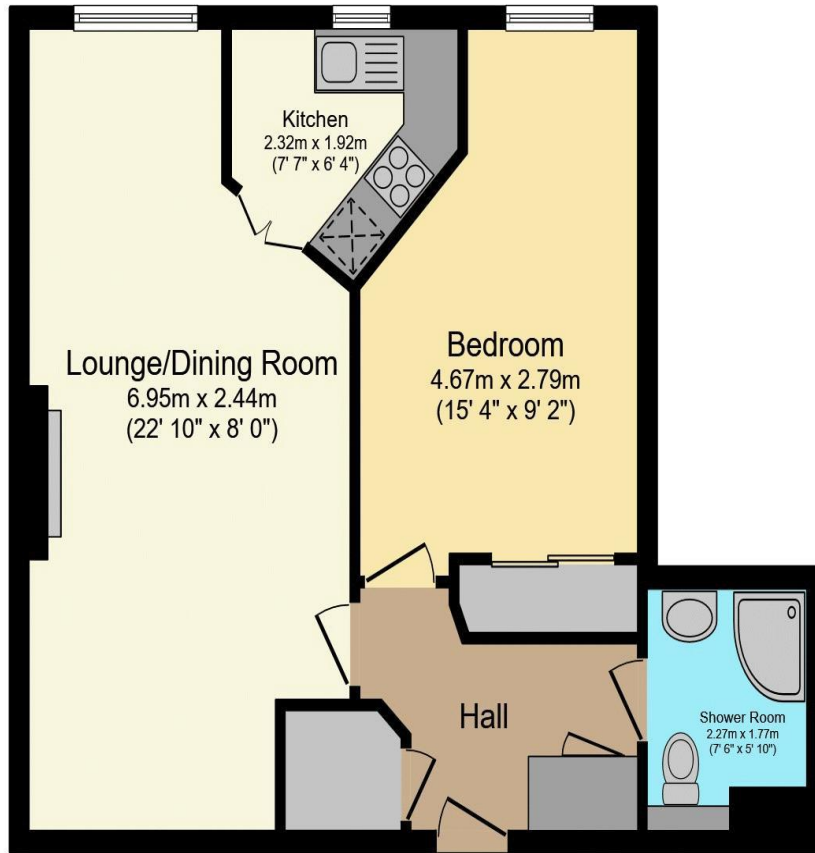
Residents' lounge
Communal Laundry
24 hour emergency Careline system
House Manager
Minimum Age 60

Guest Suite
Car Park

Lease: 125 years from 1996



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



Total floor area 54.9 m² (591 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+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/25

Annual Ground Rent:

£518.91

Ground Rent Period Review:

2040

Annual Service Charge:

£3697.52

Council Tax Band:

B

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.