



Townhead Road, , Sheffield, S17 3AJ

- Exclusive Retirement Development For Over 60's
- Desirable location on the ground floor
- Open plan living room and modern fitted kitchen.
- Well presented apartment
- Short distance into Dore Village where there is a range of shops and amenities

- No Chain
- Two bed , two bathroom with views over extensive grounds and Blacka Moor
- Flexible 'well being' package that can be tailored to individual requirements
- Residents' lounge with with activities arranged
- Residents' parking and visitors' parking onsite

Asking Price £269,950

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HERE TO GET *you* THERE

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This superb development of Assisted Living apartments is designed for the over 60's market and offer independent living with the benefit of 24 hour on-call staffing and optional bespoke care packages that can be tailored to individual requirements.

This apartment is undoubtedly one of the best located in Fairthorn, having level access and being close to the entrance, offices and lounge. In addition the apartment has its own balcony and magnificent panoramic views over the extensive private gardens and Blacka Moor.



The apartment itself consists of a private entrance hall with large storage cupboard and additional built-in cupboard and shelving. This leads into a open plan lounge and dining room with French windows leading out onto a balcony with fabulous views, well fitted kitchen with range of appliances. The master bedroom has built-in wardrobes and ensuite shower room, double bedroom two has views over the private grounds and the main bathroom has a full 3 piece suite.

Allocated parking spaces for residents and ample visitor parking.
Extensive mature gardens with seating for relaxing and enjoying the views.



Fairthorn is an Assisted Living retirement scheme operated by MHA.

MHA operates a number of retirement homes and care homes throughout the country, and unlike other operators it is a registered charity and not a profit-making company - any surpluses are put back into its schemes.



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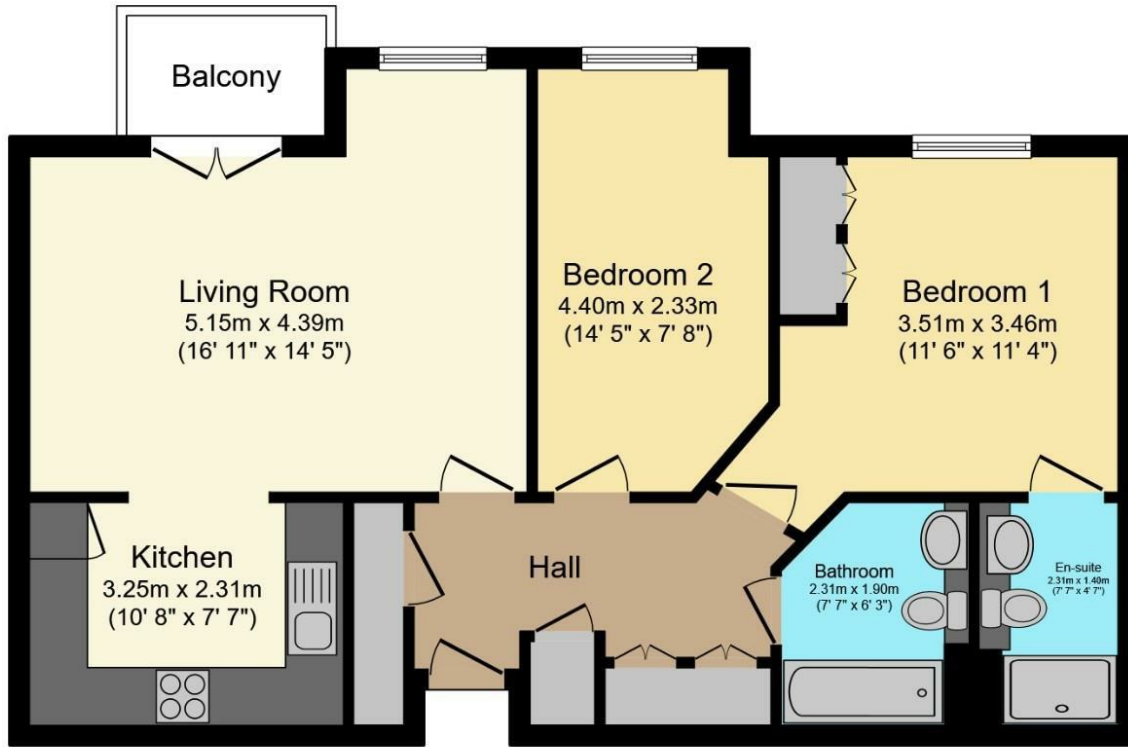
Apartment Information

Fairthorn provides 24-hour Emergency Response (onsite staff) through the Wellbeing Charge. This is not a care service but will provide support during an emergency.

Additional services from the onsite care & support team can be included in your care and support plan, charged for separately. Service charge - £399 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.

Wellbeing charge - £521 per month (per apartment)



Total floor area 69.2 m² (745 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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Viewings

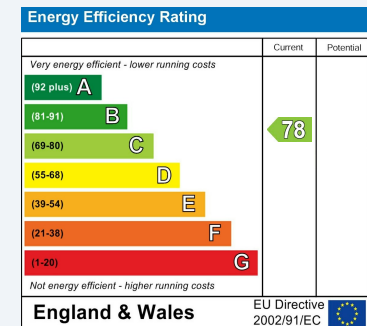
Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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