



Apt 21 Fairthorn 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

Apt 21 Fairthorn 117 Townhead Dore

Offers Around

£139,000

Situated on the first floor in this popular retirement development for over 60s with small Balcony and attractive views over open countryside. Within easy access of the excellent amenities of Dore Village.

Private entrance Hall, open plan Lounge and Dining room with French windows leading out onto Balcony with country views, well fitted Kitchen with extensive range of built in appliances, Master Bedroom with Ensuite shower room. Double Bedroom 2, Bathroom with full suite.

Wellbeing service plus further assistance if required. First class communal facilities and 24 hour staff on site.

Leasehold - 108 years remain

Ground Rent - £519.32 per annum

Service Charge- £421.63 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 only.

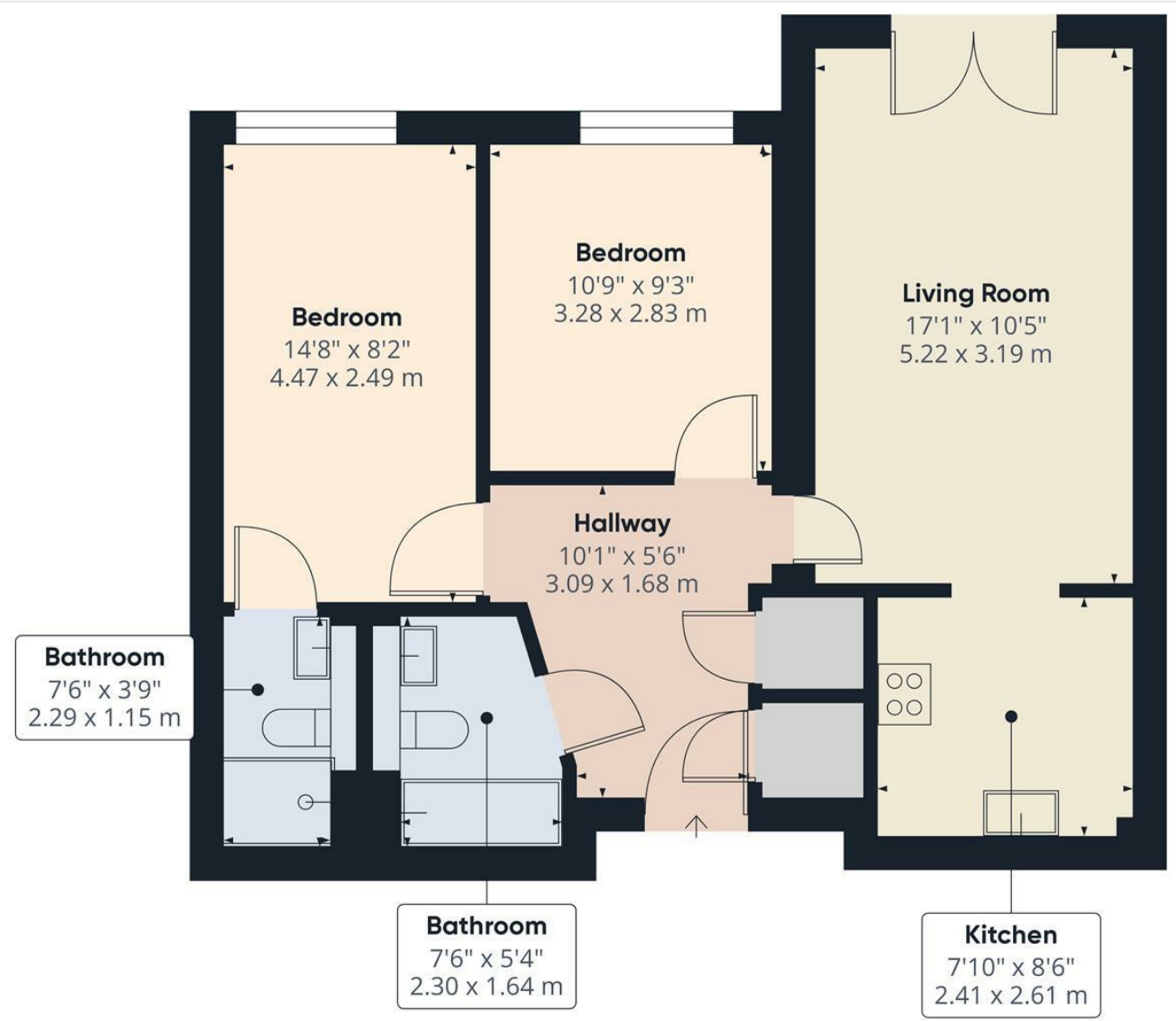
Wellbeing Service- £478.34 per month (per apartment). This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.



- Sought After Exclusive Retirement Development For Over 60's
- Good Location On The First Floor
- Small Balcony with Country Views
- Views Over to Blacka Moor And The Peak District
- Wellbeing Service - Plus Further Care Options Available
- Communal Facilities, Residents Lounge And Parking Space
- Stunning Peaceful Setting
- Easy Access Of Excellent Amenities Of Dore Village
- Council Tax band: C







Approximate total area⁽¹⁾
640.45 ft²
59.5 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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