



Uppergate Road Stannington Sheffield S6 6HJ
Offers Around £240,000

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**** OVER 60'S RETIREMENT APARTMENT ** GROUND FLOOR ** COMMUNAL LOUNGE ** ALLOCATED PARKING SPACE **** This beautifully presented one-bedroom ground-floor apartment forms part of Flora Grange, a popular retirement development exclusively for residents aged 60 and over.

Built in 2022 and lovingly maintained by the current owner, the property is presented in excellent condition throughout, with tasteful neutral décor creating a bright and welcoming feel. The contemporary kitchen and stylish shower room have both been exceptionally well cared for and remain in superb condition.

The accommodation includes a spacious living area with a Juliette balcony overlooking the attractive communal gardens, providing a pleasant outlook and an abundance of natural light. The generously proportioned bedroom benefits from a useful walk-in wardrobe, offering excellent storage space.

Further benefits include off-road parking and access to a welcoming communal lounge, which provides a wonderful social hub for residents. A varied programme of regular activities offers plenty of opportunities to meet neighbours and enjoy the friendly community atmosphere, including coffee mornings and afternoons, games evenings, chair yoga, quizzes and movie nights.

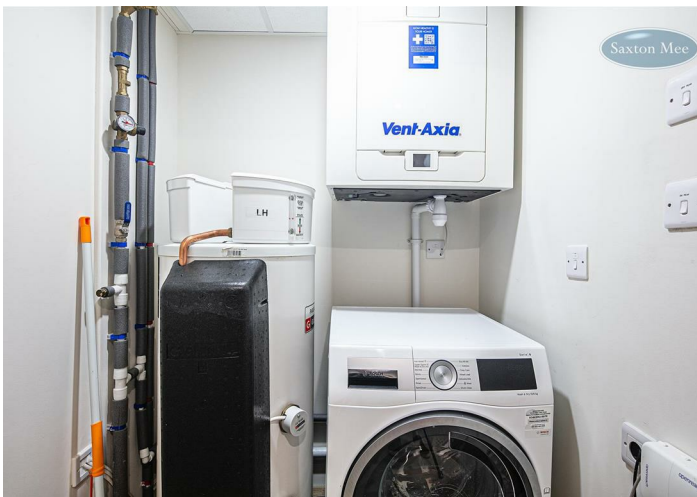
For added convenience, residents also benefit from regular visits from two local hairdressers and a Foot Health Practitioner, all of whom are happy to welcome new clients.

There is also a guest suite at the property which can be booked for family and friends from £25.00 per night.

Combining modern, low-maintenance living with excellent communal facilities and a friendly, sociable environment, this delightful apartment offers an ideal opportunity for those seeking a comfortable and convenient retirement lifestyle.

- SOUTH FACING GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM
- WELL PRESENTED THROUGHOUT
- BUILT IN 2022
- OVER 60'S RETIREMENT DEVELOPMENT
- RESIDENTS OFF ROAD PARKING
- COMMUNAL LOUNGE FOR SOCIAL EVENTS





OUTSIDE

Beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone.

LOCATION

Stannington Village has excellent local amenities, and easy access into Sheffield. The Peak District is also within easy reach. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are local pubs close-by. Sheffield City Centre is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

MATERIAL INFORMATION

999 years from 1st Jan 2021 Ground rent: £495 per annum Ground rent review: 1st June 2036 Managed by: McCarthy and Stone Management Services

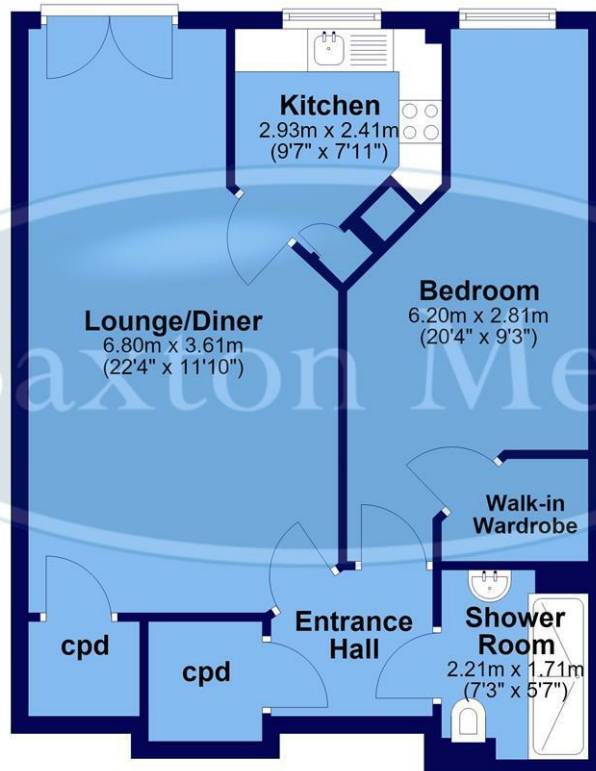
Service Charge (RI) - What your service charge pays for: • House Manager who ensures the development runs smoothly • All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas • 24hr emergency call system • Monitored fire alarms and door camera entry security systems • Maintaining lifts • Heating and lighting in communal areas • Contingency fund including internal and external redecoration of communal areas • Buildings insurance, water and sewerage rates - The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager. Service Charge: £3402.96 per annum (up to financial year end 28/02/2027).

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 53.5 sq. metres (576.1 sq. feet)



Total area: approx. 53.5 sq. metres (576.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (43-54) E (31-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (43-54) E (31-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	