



Apartment 2 Fairthorn, 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

117 Townhead Road

Dore

Guide Price

£275,000

Guide Price: £275,000-£290,000

A delightful, spacious and bright two bedroom ground floor apartment, forming part of this highly regarded development for the over 60s. One of only three apartments within the development to benefit from direct access onto the stunning communal gardens, the property enjoys a particularly lovely position overlooking Blacka Moor. In fact, every window provides a lovely outlook, making the apartment feel bright, airy and wonderfully connected to its surroundings.

The apartment is beautifully presented throughout and offers well-proportioned accommodation including a generous dining/living room, separate kitchen, two good-sized bedrooms and two bathrooms, one of which is an en-suite. The property is offered for sale with no onward chain.

The development provides an excellent range of first-class communal facilities together with a wellbeing service and further assistance available if required. There is 24/7 staff on site, providing reassurance while allowing residents to enjoy independent living.

The development is ideally placed for easy access to the amenities of Dore Village, with a great selection of local shops, restaurants and pubs nearby, whilst the surrounding countryside and beautiful open spaces of the Peak District are also within easy reach.

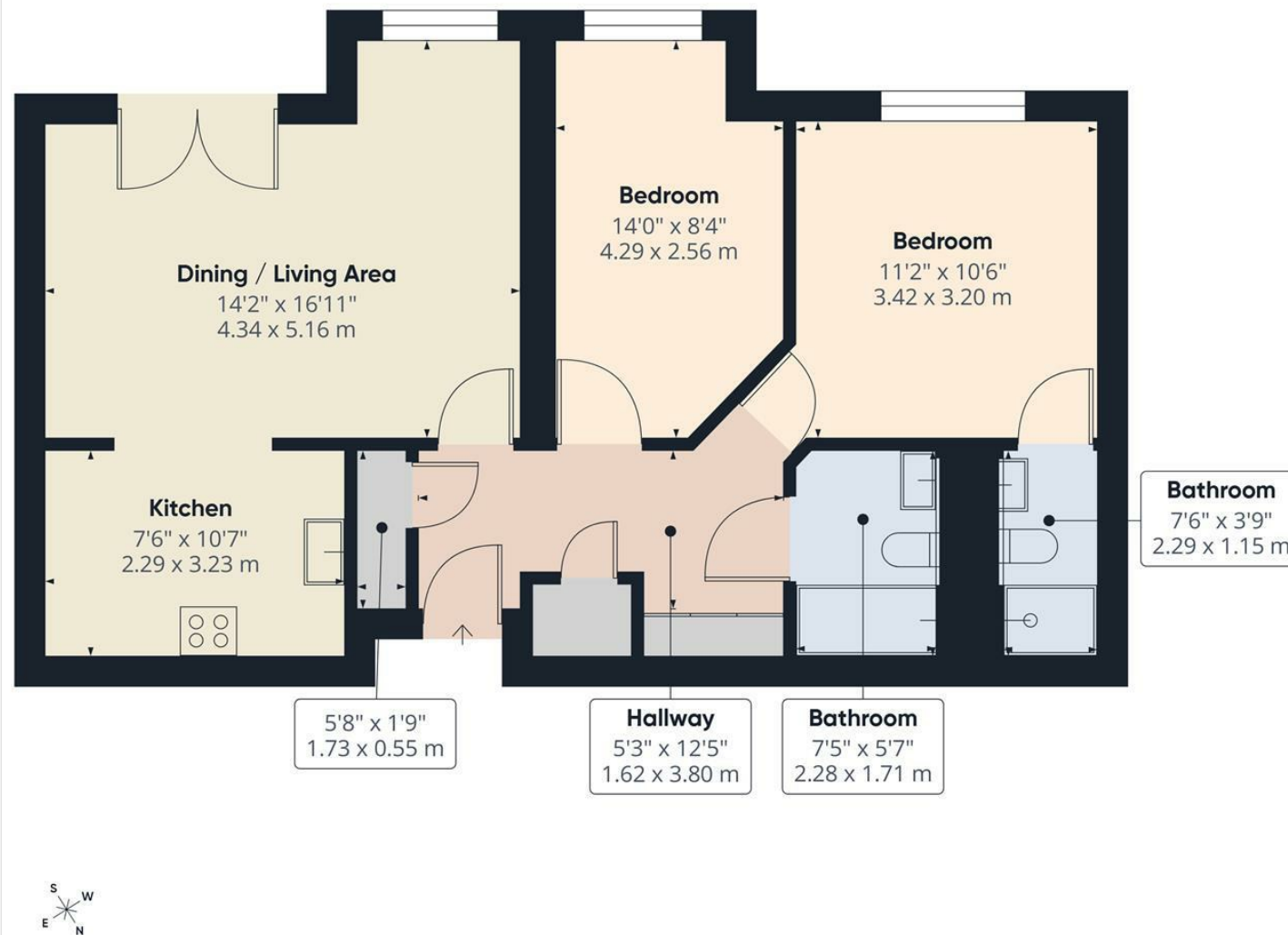
A fantastic opportunity to enjoy spacious, low-maintenance living in a beautiful setting, with excellent facilities and the reassurance of support available when needed.



- Spacious and bright ground floor apartment
- Two well-proportioned bedrooms and two bathrooms
- One of only three apartments with direct access to the stunning communal gardens
- Beautiful outlooks from every window, overlooking Blacka Moor
- Immaculately presented and offered for sale with no onward chain
- Highly regarded development for the over 60s with 24/7 staff, wellbeing service and first-class communal facilities
- Approximately £994.82 per month service charge and 107 years remaining on the lease
- Council Tax band C







Approximate total area⁽¹⁾
698 ft²
64.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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