



Apartment 36, Jacob's Gate 32 Troutbeck Road, Millhouses, Sheffield, S7



# Jacob's Gate 32 Troutbeck Road

## Millhouses

Guide Price

# £390,000

GUIDE PRICE: £390,000-£400,000

Discover refined later-living at its finest with this beautifully appointed second-floor, two-bedroom, two-bathroom corner apartment, bathed in natural light and thoughtfully designed for comfort, style, and ease. Located within the prestigious Jacobs Gate community for residents aged 65 and over, this residence offers a harmonious blend of contemporary living and exceptional amenities.

The bright living and dining area forms the heart of the home, opening onto a private balcony perfect for morning coffee or unwinding in the evening. The modern kitchen is equipped with high-quality integrated appliances, combining elegance with practicality. Both double bedrooms are generously proportioned, with the principal suite enjoying a luxurious en-suite shower room. A second stylish bathroom, a separate utility room, and ample storage enhance the home's thoughtful layout.

With charming views over the landscaped gardens from every window and the balcony, you can't help but feel a little like the king or queen of the castle.

Beyond the apartment, Jacobs Gate offers an array of amenities designed to enrich daily life. Enjoy waiter-service dining in the on-site restaurant, relax in the inviting coffee lounge, or take part in regular social activities that foster a warm and friendly community. Beautifully landscaped communal gardens provide tranquil outdoor spaces, while the 24/7 staffed building ensures peace of mind. Additional conveniences include homeowners' parking, an activity studio, therapy room, hairdressing salon, and dedicated mobility and bicycle storage.

Jacobs Gate is more than a home—it is a welcoming, secure, and vibrant community where comfort, connection, and quality of life come together



- Tenure: Leasehold, 250 years from 1 January 2020.
- Service charges apply
- Council Tax Band D
- EPC Grade B
- £826 monthly service charge





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