



## Apt 21 Fairthorn 117 Townhead Road, Sheffield S17 3AJ £1,040 Per Calendar Month

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.

Ground Rent - £519.32 per annum

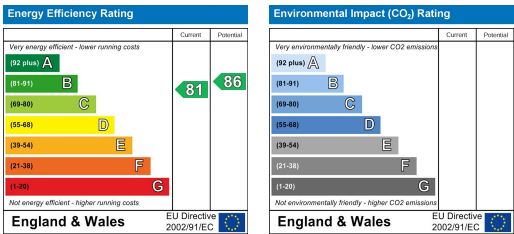
Service Charge- £421.63 per month (per apartment). This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas only.

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.

Restrictions: No smokers, Over 60s. Council tax band C. EPC B.



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