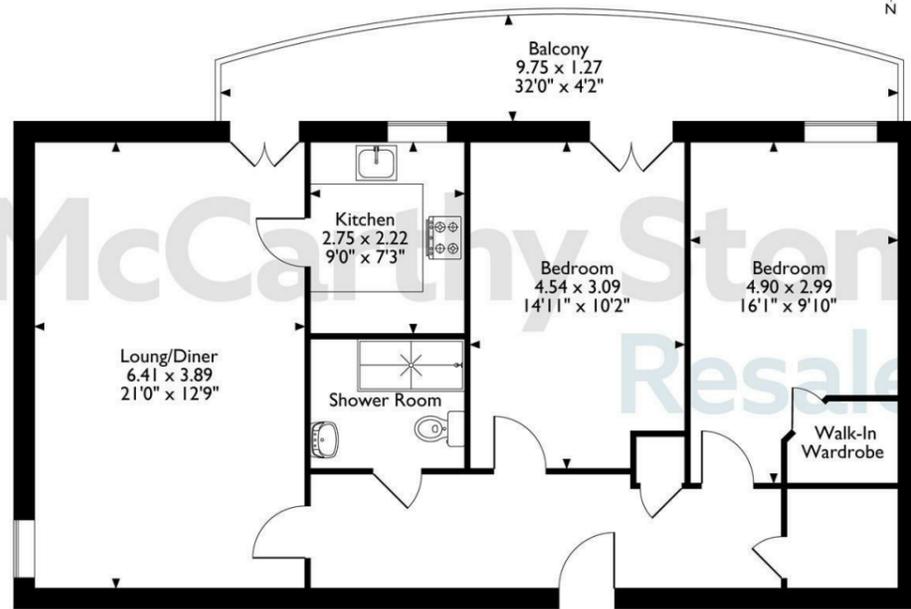
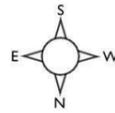


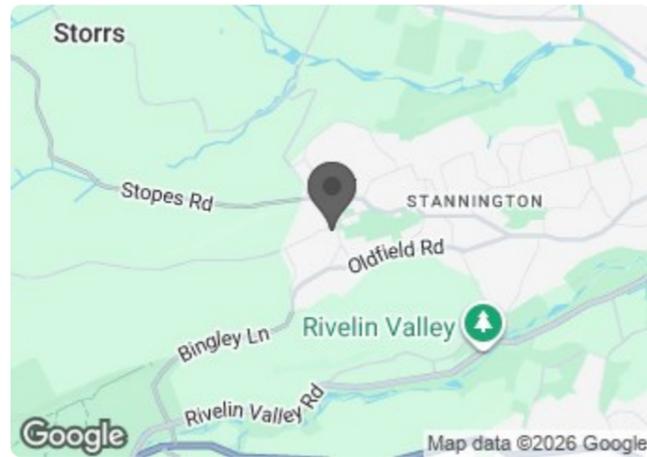
Flora Grange, Apartment 25, 65, Uppergate Road, Sheffield  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 25 Flora Grange

Uppergate Road, Sheffield, S6 6HJ



### Asking price £350,000 Leasehold

A bright and spacious two bedroom retirement apartment. This apartment is on the first floor with a large balcony overlooking the communal grounds. \*\*Car parking space included\*\*

Good local amenities including supermarkets, garden centres and pubs.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Flora Grange, Uppergate Road, Stannington

## 2 bed | £350,000

### Summary

This McCarthy Stone Retirement Living development is located in the attractive suburb of Stannington, close to Sheffield and the Peak District. Featuring 23 one bed and 20 two bed apartments, exclusively available to the over 60s. The safety and security of all our homeowners in Stannington is ensured through the latest technology. Security alarms in all apartments to keep your belongings safe, and a camera entry system lets you check who is calling before permitting access. Our on-site House Manager is also available to keep an eye on things and help homeowners with any issues or queries. Every apartment at Flora Grange is designed to a high specification, with modern fixtures and fittings. There are Sky TV and telephone connection points in the living room and main bedroom, and a fully fitted kitchen with oven, hob and hood. Keep your independence well into retirement, with lifts to all floors and wheelchair access throughout the development. Each apartment also benefits from a 24 hour call system for peace of mind. There's a scooter store on site, so getting to the shops or the park will never be an issue. We also allow pets, so there's no need to give up beloved family members before you move.

As with all McCarthy Stone Retirement Living developments, Stannington enjoys a close-knit community feel thanks to the sociable shared spaces, including the Communal lounge where neighbours can meet for a chat and drinks, and on those warmer days enjoy a get together in the extensive landscaped gardens.

### Local Area

Stannington is a pleasant leafy village with a relaxed atmosphere, excellent local amenities, and easy access into Sheffield which is just 4 miles away. The Peak District is also within easy reach, making Stannington ideal for an active retirement. Stannington Park is just across the road, with plenty of green open space, a bowling green, and a café within the park. Flora Grange is situated just 600m from the town centre, where there is a SPAR and a Co-op, as well as a medical centre. There are three pubs within half a mile – The Peacock Inn, The Rose and Crown, and The Crown and Glove. The thriving city of Sheffield is just four miles from Stannington, where homeowners will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. Sheffield has a colourful heritage and a lively student population, creating a unique mix of old and new culture. You could enjoy a pint in a centuries-old pub, grab a coffee from a well-established

chain, or sample modern fusion cuisine in a hip new restaurant – all on the same stretch of street within the city. 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. If you love the great outdoors, Stannington is the perfect place to call home.

### Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Washer / dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency call button located in the hall. Doors lead to the lounge, bedrooms and shower room.

### Lounge

A spacious lounge with the benefit of a long balcony overlooking communal grounds. There is ample space for dining. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

### Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Resin sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood, integrated microwave oven, integrated fridge, freezer, built in dishwasher and under pelmet lighting.

### Master Bedroom

A bright and spacious double bedroom. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Walk in wardrobe housing shelving and hanging rails.

### Bedroom Two

This additional bedroom could also be used as an office, hobby room or dining room. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

### Shower Room

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above, and heated towel rail

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £5,104.36 for the financial year ending 28/02/2027.

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.

### Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years.  
999 years from 1st Jan 2021  
Ground rent: £495 per annum  
Ground rent review: Jun-36  
Managed by: McCarthy and Stone Management Services

### Car Parking

There is an allocated car parking space included in the sale price

### Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

