



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

Saxton Mee



# 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.

A welcoming entrance hall leads into a serene study, ideal for quiet pursuits or remote work. 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.

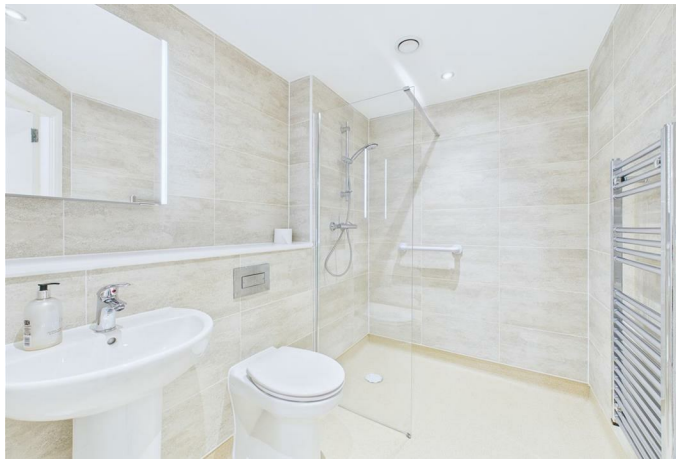
Beyond the apartment, Jacobs Gate offers an array of amenities designed to enrich daily life. Enjoy waiter-service dining in the on-site restaurant, relax in the inviting coffee lounge, or take part in regular social activities that foster a warm and friendly community. Beautifully landscaped communal 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









While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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