



Apartment 5 Fairthorn 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

Apartment 5 Fairthorn 117

Dore

Guide Price

£235,000

GUIDE PRICE £235,000 TO £250,000

Stunning Two-Bedroom Retirement Apartment with Exceptional Views – Dore, Sheffield
This beautifully maintained two double bedroom apartment offers peaceful countryside surroundings while keeping you close to the excellent amenities of Dore Village and Sheffield. Perfect for those aged 60+ seeking supportive, comfortable living, the property is ideally positioned with panoramic views over Blacka Moor and easy access to the Peak District.

A spacious entrance hallway with ample storage leads to a bright, generously sized lounge/dining area, where French doors open onto a private balcony overlooking landscaped communal gardens. The modern kitchen is thoughtfully designed with shaker-style cabinetry, contrasting work surfaces, and comes fully equipped with appliances. The first double bedroom provides a side-facing view and fitted storage, while the second double bedroom benefits from built-in wardrobes and a private ensuite shower room. A well-appointed main bathroom with a bath and shower completes the layout. Additional highlights include an allocated parking space conveniently located near the entrance and lift access to all floors for effortless mobility. The development is surrounded by beautifully maintained communal gardens, complemented by a charming summer house and a comfortable residents' lounge. A friendly, well-supported community thrives here, with regular activities, weekly newsletters, and on-site administration and maintenance services provided by MHA (Methodist Homes). Optional visiting services including cleaners, a hairdresser, podiatrist, and food vendors.

Financial Details:
Leasehold: 125 years from 25/03/2008 (approx. 108 years remaining)

Ground Rent: £519.32 p.a. (2025/26)

Service Charge: £399.73 pcm (2024/25), £420.21 pcm (2025/26)

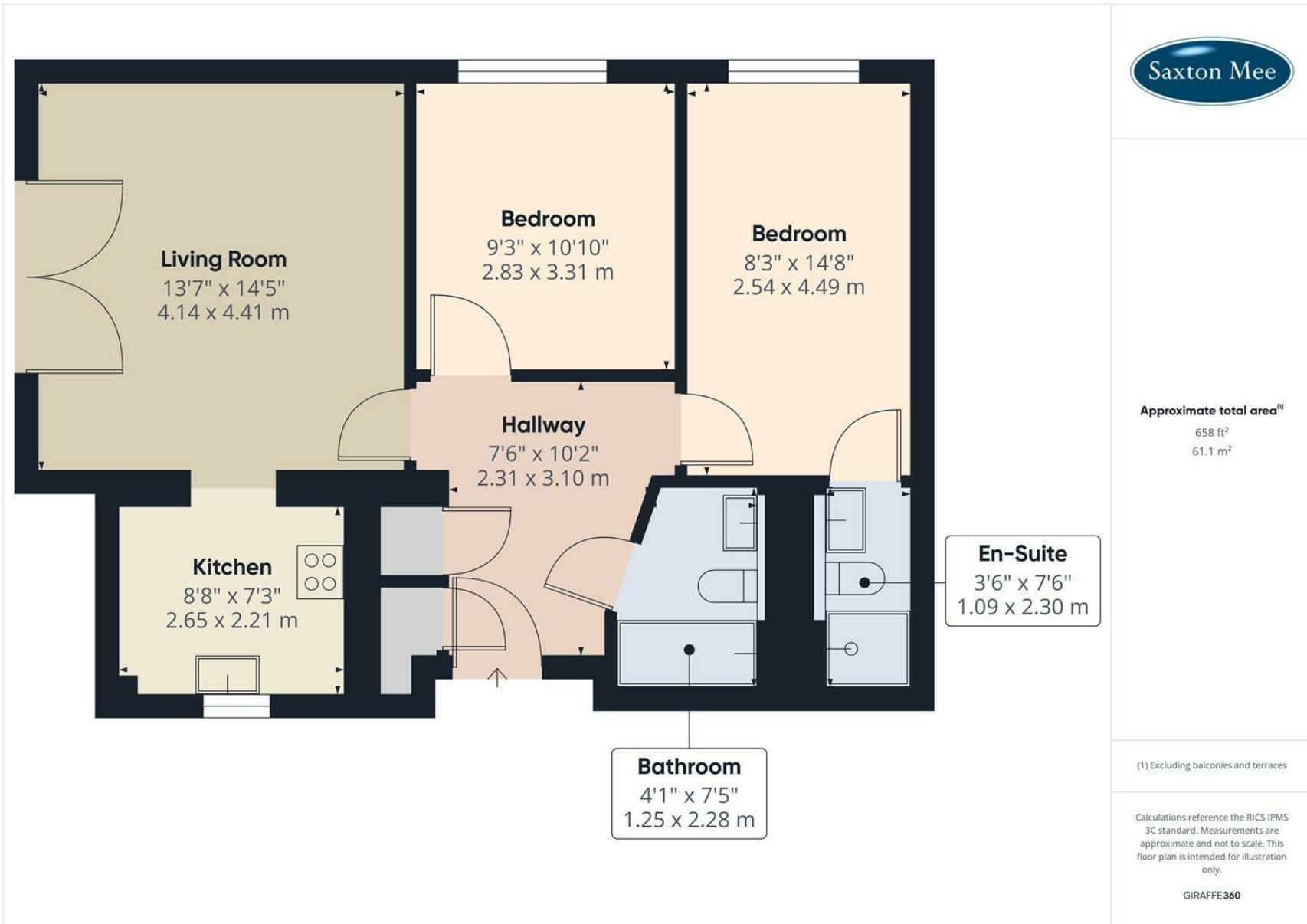
Well-being Charge: £547.98 pcm (2025/26) – includes 24-hour emergency assistance and organised activities (additional care available pay-as-you-go)

Council Tax Band: C

- Beautifully maintained two double bedroom retirement apartment with panoramic views over Blacka Moor
- Prime location near the excellent amenities of Dore Village and Sheffield, plus easy access to the Peak District
- Bright and spacious lounge/dining area with French doors opening onto a private balcony overlooking landscaped gardens
- Modern, well-equipped kitchen with shaker-style cabinetry, contrasting work surfaces, and included appliances
- Two generously sized double bedrooms, both with fitted wardrobes; main bedroom featuring a private ensuite shower room
- Well-appointed main bathroom with bath, shower over, wash basin, and WC
- Allocated parking space conveniently close to the entrance and lift access to all floors
- Beautifully kept communal grounds, summer house, and welcoming residents' lounge for socializing and relaxation
- Supportive community with regular activities, weekly newsletters, on-site administration, and optional visiting services from MHA (Methodist Homes)







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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