



Apartment 28 Fairthorn 117 Townhead Road, Dore, Sheffield, S17 3AJ

Saxton Mee

Apartment 28 Fairthorn 117

Dore

Guide Price

£280,000

GUIDE PRICE £280,000-£300,000

Situated on the second floor, in a prime central location, certainly one of the best apartments in this popular development and with the added advantage of a large private balcony/terrace and fantastic southerly panoramic views over open countryside.

A retirement development for over 60's and within easy access of the excellent amenities of Dore Village.

Private entrance hall with excellent range of built-in cupboards, large open plan lounge and dining room with French windows leading onto a large entertaining balcony/terrace with spectacular views, well fitted kitchen with range of appliances, master bedroom and lovely views and en suite shower room. Double bedroom two with French windows leading out onto the superb balcony/terrace and fantastic views over the valley. Bathroom with full suite.

"Wellbeing" Service plus further assistance if required. First Class Communal Facilities and 24 Hour Staff On Site.

Leasehold - 111 years remain

Ground Rent - £519.32 per annum

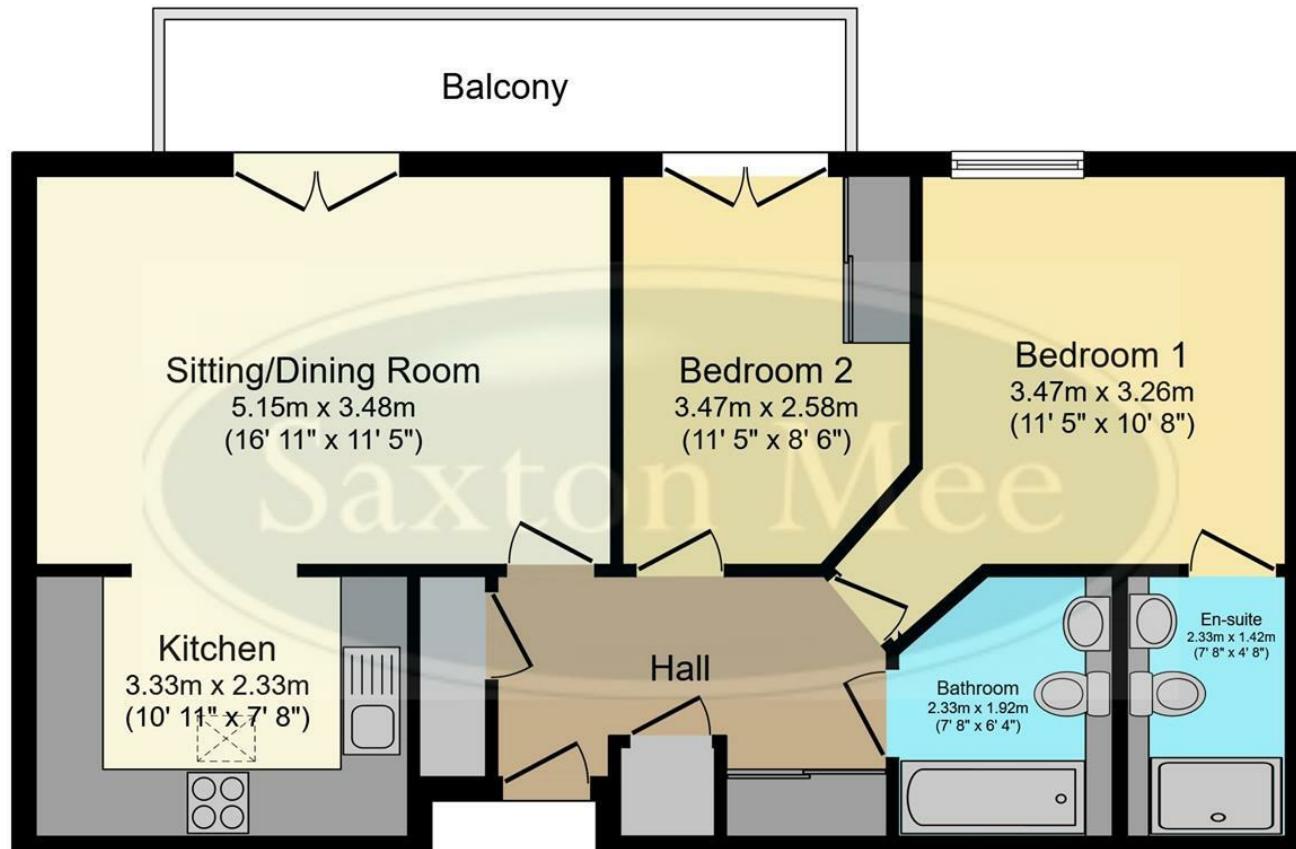
Service Charge - £421.63 per month (per apartment). This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas only.

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.



- Sought After Exclusive Retirement Development For Over 60's
- Fantastic Location On The Second Floor With Lift
- Two Bedrooms And Two Bathrooms
- Superb Large Balcony/Terrace Ideal For Entertaining
- Spectacular Panoramic Views Over Blacka Moor And The Peak District National Park
- Communal Facilities, Residents Lounge and Parking Space
- Wellbeing Service Plus Further Care Options Available
- Stunning Peaceful Setting
- Easy Access To The Excellent Amenities Of Dore Village
- Viewings Via Banner Cross Office





Floor Plan

Floor area 65.1 m² (701 sq.ft.)

TOTAL: 65.1 m² (701 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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