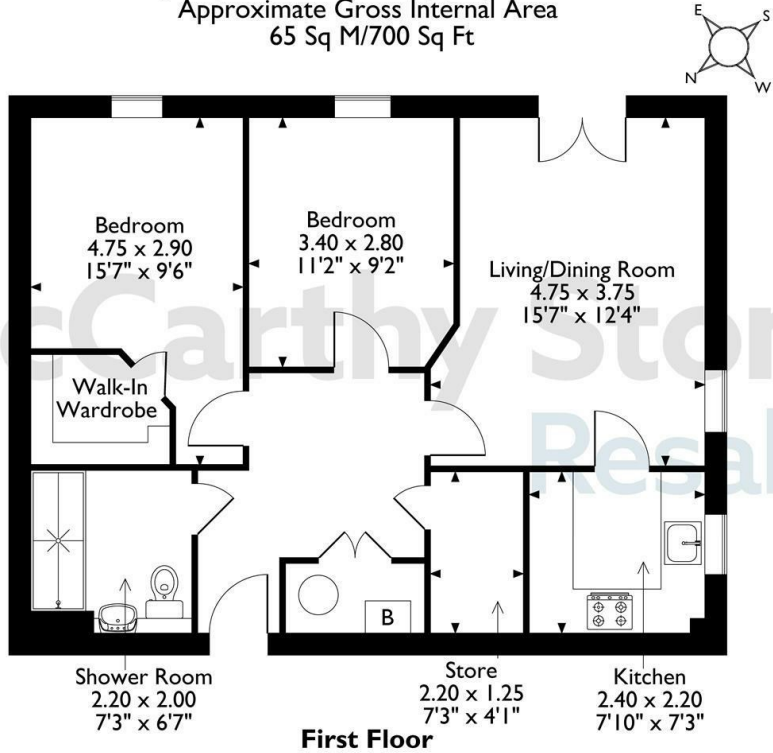
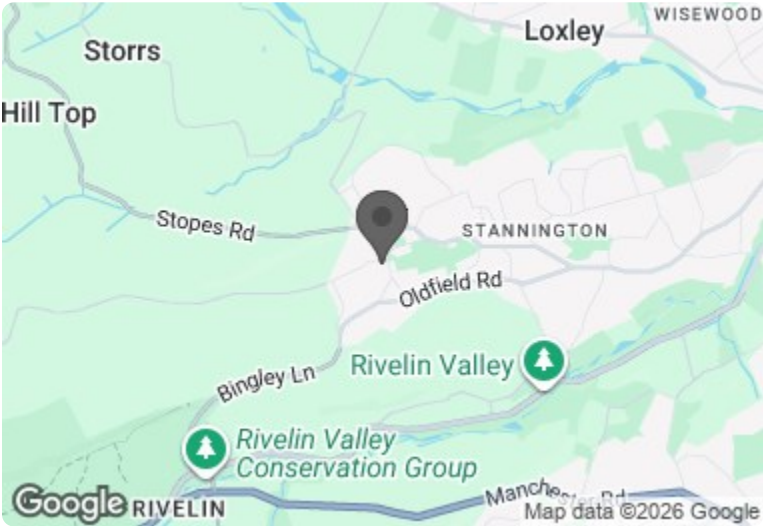


Flora Grange, Apartment 33, 65, Uppergate Road, Sheffield
Approximate Gross Internal Area
65 Sq M/700 Sq Ft



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	81
England & Wales		
	EU Directive 2002/91/EC	

33 Flora Grange

Uppergate Road, Sheffield, S6 6HJ



PRICE REDUCTION

Asking price £324,999 Leasehold

TWO BEDROOM APARTMENT with JULIET BALCONY on the FIRST FLOOR of this popular MCCARTHY STONE age exclusive development for the OVER 60'S. Good local amenities including supermarkets, garden centres and pubs.

Call us on 0345 556 4104 to find out more.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



Flora Grange, Uppergate Road, Stannington

2 Bed | £324,999

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.

Apartment Overview
A well presented two bedroom first floor apartment, featuring a charming Juliet balcony and situated within this popular McCarthy

Stone age-exclusive development for the over 60s. The property offers comfortable and low maintenance living in a convenient location, with a good range of local amenities nearby, including supermarkets, garden centres and popular pubs. An ideal opportunity for those looking to enjoy independent retirement living with everyday conveniences close at hand.

Social Lifestyle 2
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

“Our social calendar is busier than ever, with something for all tastes and abilities.”

“Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99.”

“Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here.”

Landscaped Gardens
One of the main social hubs of Flora Grange is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Care & Support
The personal care services available at Flora Grange can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Leasehold information
It is a condition of purchase that all residents must meet the age requirements of 60 years.
Lease: 999 years from 1st June 2021
Ground rent: £495 per annum
Ground rent review: 1st Jun 2036
Managed by: McCarthy and Stone Management Services

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 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.

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

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking
Please contact us for more information.

Moving Made Easy & Additional Information
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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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



PRICE
REDUCED

