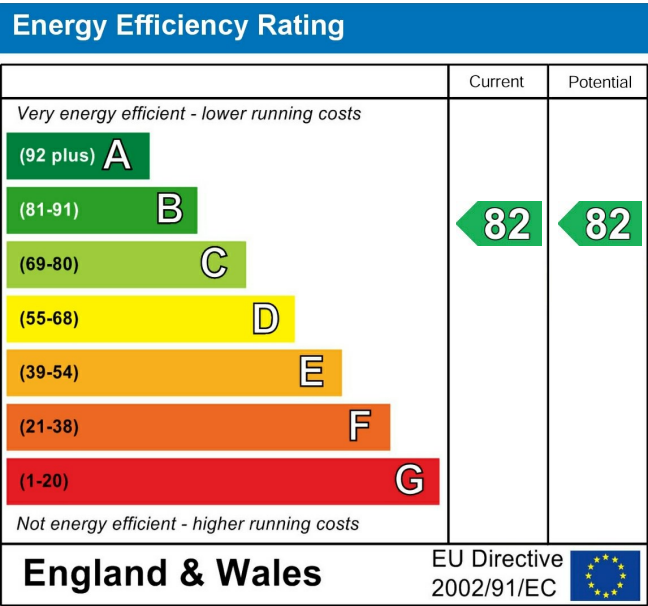
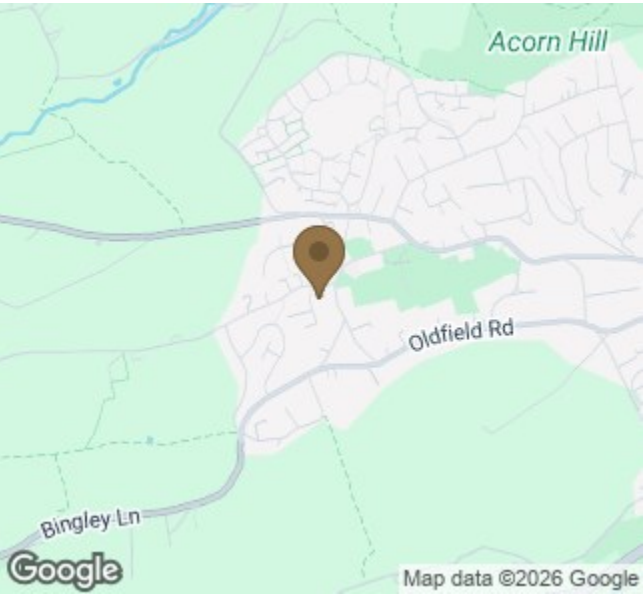
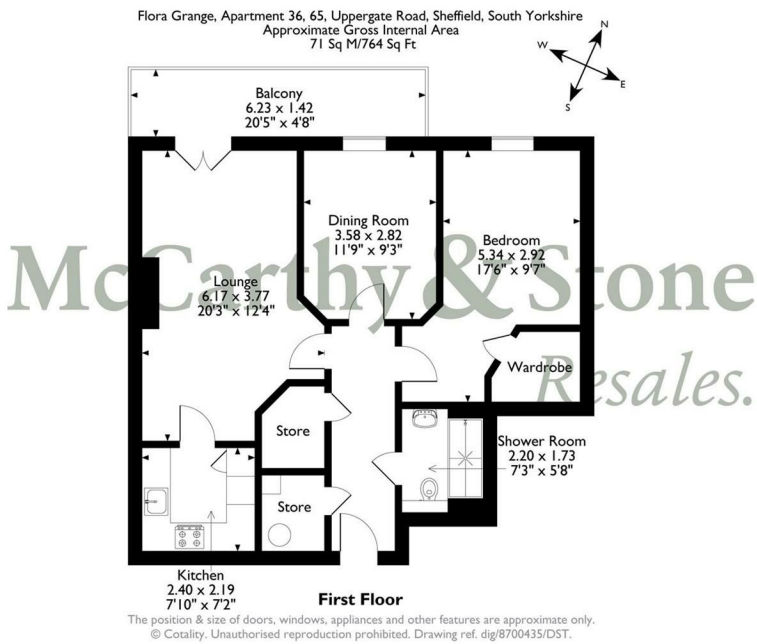




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



36 Flora Grange

Uppergate Road, Sheffield, S6 6HJ

2 1 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Flora Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom apartment with a large balcony
- Car parking space included
- House Manager
- 24/7 Careline system
- Close to supermarkets, pubs, garden centres
- Over 60's retirement development
- Landscaped gardens
- Guest suite for visiting family & friends
- Part exchange scheme available
- Bordering the Peak District

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

36 Flora Grange, Sheffield

2 | 1 | Asking price £325,000

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. 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 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 village 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 bright and spacious two bedroom first floor retirement apartment, offering comfortable and low-maintenance living within a popular McCarthy Stone age-exclusive development for the over

60s. The apartment benefits from a generous balcony, providing an ideal outdoor space to relax and enjoy the surrounding views. A RESERVED CAR PARKING SPACE is also included in the sale, adding further convenience. An excellent opportunity to enjoy independent retirement living in a welcoming and well regarded development.

Social Lifestyle
The Communal Lounge is at the heart of the community at Flora Grange and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Flora Grange on a regular basis and always happy to welcome new clients.

Landscaped Gardens 2
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Care & Support 3
Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the community. That's why at Flora Grange we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

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: 1st June 2036
Managed by: McCarthy and Stone Management Services

Service Charge (RL)
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Service Charge: £5,104.36 per annum (up to financial year end 28/02/2027).

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

Car Parking
A parking space is included in the sale.

- 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.

