

## 4 Ranulf Court

60 Abbeydale Road South, Sheffield, Yorkshire, S7 2PZ



**PRICE: £110,000**

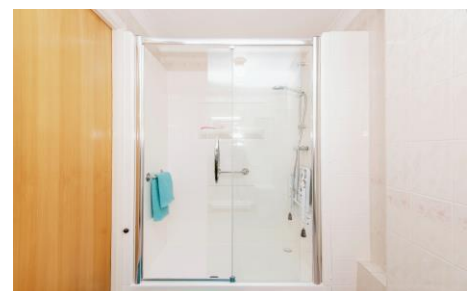
**Lease: 125 years from 1996**

### Property Description:

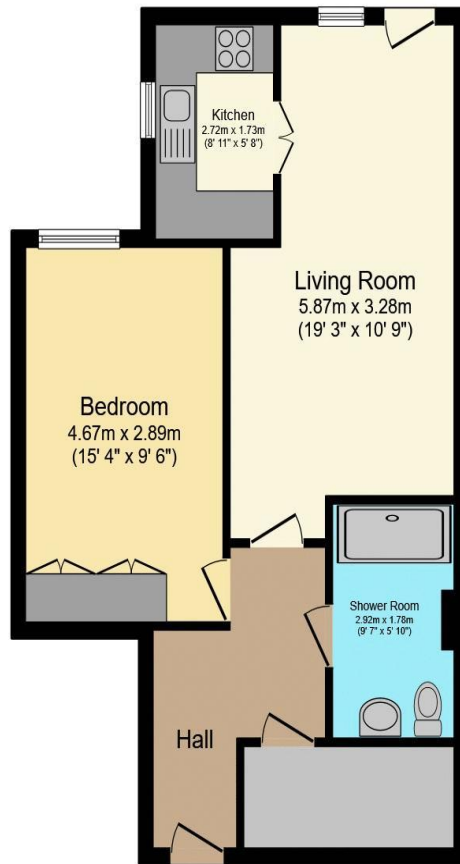
**A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH PATIO DOORS ONTO GARDENS** Ranulf Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 4 floors each served by lift (Please note apartments 16 - 22 not serviced by the lift). The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Residents' lounge  
Communal Laundry  
24 hour emergency Careline system  
House Manager  
Minimum Age 60

Guest Suite  
Lease: 125 years from 1996  
Service Charge: £3,673.64 Ground Rent:  
£518.91



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 53.8 sq.m. (579 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£518.91**

**Ground Rent Period Review:**

**2040**

**Annual Service Charge:**

**£3,673.64**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.