

## 20 Munro Court

Bartin Close, Sheffield, Yorkshire, S11 9GF



**PRICE: £195,000**

**Lease: 125 years from 2005**

### Property Description:

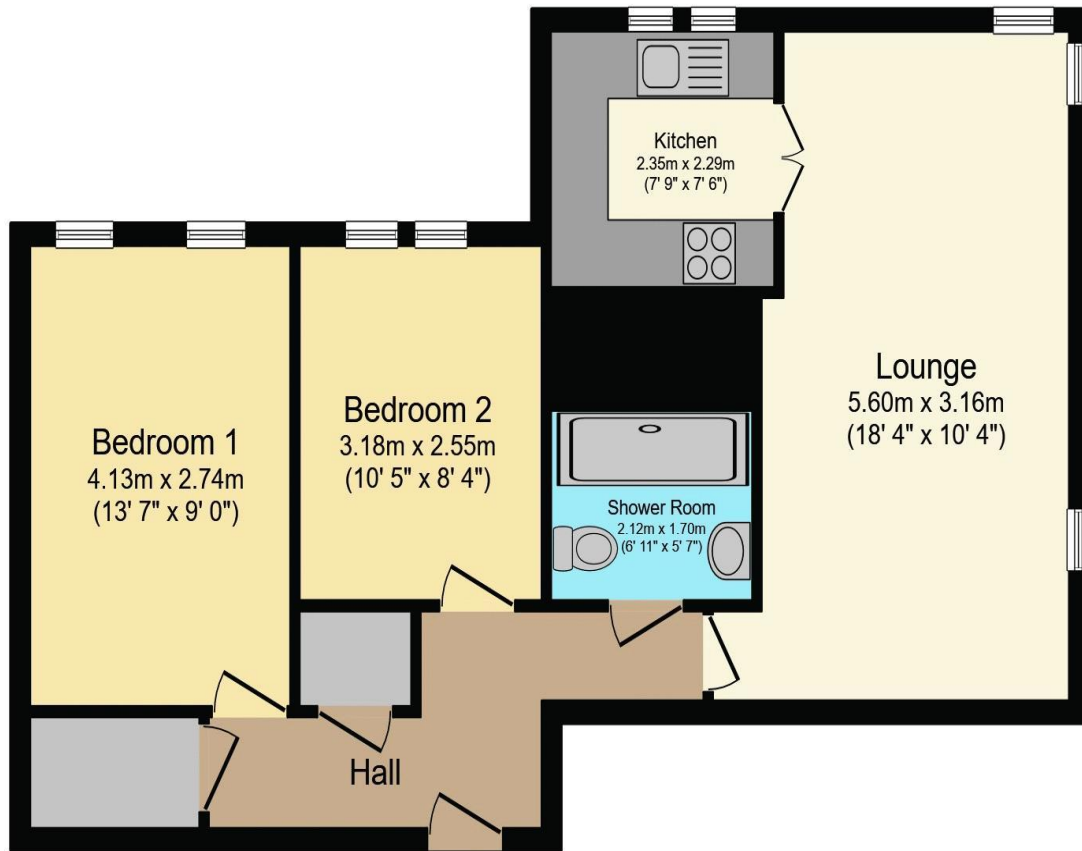
**\*\* NO ONWARD CHAIN\*\* A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE TOP FLOOR**

Munro Court was constructed by McCarthy & Stone (Developments) Ltd and comprises of 22 one and two bedroom properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello 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. The development is conveniently located to local amenities and direct bus links into the city centre.

- Development Manager
- Guest Suite, Residents Lounge
- 24 Hour Emergency Appello system
- Communal Gardens, Car Parking
- Lift in Block
- Laundry Room
- Minimum Age 60
- Camera Entry Security System
- Lease: 125 years from 1991



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



Total floor area 61.3 sq.m. (660 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**01/03/24**

**Annual Ground Rent:**

**£431.00**

**Ground Rent Period Review:**

**Next uplift 2031**

**Annual Service Charge:**

**£5,074.54**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.