



Manchester Road Stocksbridge Sheffield S36 1AP  
Prices From £260,000



# Manchester Road

Sheffield S36 1AP

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PRICES FROM £260,000 With a host of additional benefits and recreational spaces available Otium of Stocksbridge provides everything you need to live your retirement how you want it.

This new purpose-built retirement community has been developed in partnership with Noble Homes, the renowned house building firm established in Yorkshire over 60 years ago. As one of the largest independent builders in Yorkshire and beyond, Noble Homes upholds a solid reputation for build quality and attention to detail; qualities that will benefit Otium of Stocksbridge retirement apartments and further enhance its appeal.

Otium of Stocksbridge suites are designed for independent living, they are not secure care units and are not suitable for owners with dementia care needs.

Most pets are welcome subject to management approval prior to acceptance.

The building and surrounding grounds are none smoking for all residents and guests.

Car parking, garage and secure storage are available for rent. These are available upon suite reservation or later via the Concierge.

- ALL UTILITY BILLS COVERED IN SERVICE CHARGE
- 56 LUXURIOUSLY APPOINTED 1 & 2 BEDROOM SUITES
- GUEST SUITE AVAILABLE
- FIXTURES & FITTINGS INCLUDE FITTED KITCHEN (WITH INTEGRATED APPLIANCES)
- ALL CARPETS AND FLOORING, BLINDS TO ALL WINDOWS/PATIO DOORS
- 10 YEAR ICW WARRANTY GUARANTEE
- SECURE ON-SITE PARKING, GARAGING & STORAGE TO RENT
- RESIDENTS FACILITIES INCLUDING LOUNGE, IT SUITE, LIBRARY & ACTIVITY STUDIOS
- FULLY INTEGRATED SECURITY SYSTEM
- WELL BEHAVED PETS WELCOME







## MATERIAL INFORMATION

All images and building examples are for illustration purposes only. Trees and landscaping are indicative only and may alter during construction. Finishes, materials and layout may vary from those shown here.

Length of Lease : 250 years

Annual Ground : Peppercorn £1 p/a

Annual Service Charge for 2025 : £2,668.52 to include utility bills for electric, water and broadband, along with the use, and cost, of all the communal facilities.

Service Charge review period : TBC

Council Tax Band : TBC

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Otium**  
of Stocksbridge

Noble Homes Retirement *Living*

## The Bennett

2 Bedroom Suite  
with Juliette Balcony



### ROOM SIZES AT A GLANCE

	Metric	Imperial
Bedroom 1 ...	5.29 x 2.80	17'4" x 9'2"
Bedroom 2 ...	4.25 x 2.60	13'11" x 8'6"
Kitchen ...	2.56 x 2.11	8'5" x 6'11"
Lounge ...	5.51 x 3.74	18'1" x 12'3"
Bathroom ...	1.88 x 2.75	6'2" x 9'

Total Floor Area 66m<sup>2</sup>/713ft<sup>2</sup>



Parking, garages and storage available to rent on request.

Maximum measurements shown.  
All sizes are approximate.  
Flooring and furnishings are for illustrative purposes only.

Upper Ground Floor



REAR ENTRANCE



Apartment 15, 651 Manchester Road, Stocksbridge S36 1AP

Noble Homes Retirement *Living*

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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