



3 Baldwin Lane

- ONE RETIREMENT PROPERTY
- OVER 60'S COMPLEX
- CARE OPTION IF REQUIRED
- PRIVATE APARTMENT

£50,000
EPC Rating 'TBC'





Property Description

**** ATTRACTIVE ONE BEDROOM RETIREMENT PROPERTY WITH VIEWS ACROSS GARDENS, COUNTRYSIDE AND BEYOND** ASSISTED LIVING COMPLEX - OVER 60'S ** 100% OWNERSHIP **** Whitney's are delighted to offer for sale this superb apartment that offers complete independence, freedom and privacy, with the option of care or assistance if required. A secure complex with communal lounges, gardens and parking. There is a monthly service charge that covers communal area cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It also includes the costs of heating, lighting and water for the communal areas as well for each individual apartment. There are care services available and Wellbeing charges are payable subject to needs. On resale there are administration charges. Rowanberries is located in the village of Clayton, with easy access to bus routes, village amenities and borders open countryside. The apartment is located on the first floor and has lift access.



Briefly comprising of; an entrance hall with two useful storage cupboards, a spacious lounge-diner, fitted kitchen, double bedroom and an accessible jack and jill shower room. Communal gardens and parking.

Lease Remaining - 110 Years

Service Charge - £7782.48 per annum (per apartment)

Ground Rent - £451.08 per annum (per apartment)

There will be an additional 'Well Being' charge should the occupant require the optional personal care package. This is variable depending on the level of care required.

COMMUNAL ENTRANCE AREA

A communal entrance door leads into a reception area with seating and the centre office. A short walk takes you to the lifts or staircase to the first floor.

ENTRANCE HALL

Apartment 34 can be found at the end of the corridor and a door leads directly into the hallway that has two storage cupboards and doors off to the lounge, bedroom and bathroom.

LOUNGE

18' 7" x 11' 2" (5.66m x 3.4m) A spacious reception room with a window overlooking the gardens and countryside beyond. Central heating radiator and an opening through to the kitchen



KITCHEN

9' 9" x 6' 0" (2.97m x 1.83m) Fitted kitchen with a good range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric oven & grill, four ring hob, extractor and a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine and space for a fridge-freezer. Window to the rear elevation.



BEDROOM ONE

12' 0" x 11' 3" (3.66m x 3.43m) Central heating radiator, window to the rear and double doors to the shower room.

SHOWER ROOM

7' 8" x 6' 9" (2.34m x 2.06m) A fully functional wet room with a walk-in shower area and seat, thermostatic shower, wall mounted washbasin and WC. Doors to the bedroom and hallway.



EXTERNAL

The complex is surrounded by pleasant communal gardens, a patio seating area and a shared car park to the front.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.

EPC available on application

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements