

# PRICE REDUCTION



McCarthy & Stone  
RESALES



21 Barnes Wallis Court Charles Briggs Avenue, Goole, DN14 7FA  
Asking price £128,500

For further details  
please call 0345 556 4104

LEASEHOLD

# 21 Barnes Wallis Court Charles Briggs Avenue, Goole, DN14 7FA

A well presented ONE BEDROOM, first floor APARTMENT with JULIET BALCONY overlooking the GARDENS in this over 60's RETIREMENT LIVING development in the heart of HOWDEN, conveniently placed for all local amenities and ideally located for access to J37 of the M62.

Barnes Wallis Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 38 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Local Area

Barnes Wallis Court is situated in a small Market Town located 17 miles south of York, set in the East Riding of Yorkshire. The quaint Market Place boasts a selection of specialty shops, cafes and coaching inns. There is also a Library which is also home to the Shire Hall, which hosts many local events and functions. There are two supermarkets and a selection of local traders which includes a bakers and butcher. The rail

station which is located in North Howden which is 1&1/5 miles from Howden provides direct transport links to Hull, Selby, London and Leeds there is also regular bus service connecting Howden to the surrounding towns and villages.

## Lounge

This spacious lounge with ample room for dining has the benefit of French windows with a Juliette style balcony overlooking gardens. There is a feature electric coal effect fire with surround which acts as an attractive focal point. TV and telephone points. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer with UPVC double glazed window. Integrated oven with four ring ceramic hob and extractor over and integrated fridge freezer

## Bedroom

Double bedroom with fitted mirror fronted wardrobe. Fitted carpets, raised electric power sockets, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of level access shower with glass screen and hand rail. Low level WC, vanity unit with wash basin and mirror above. Shaving point, heated chrome effect hand towel radiator.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold

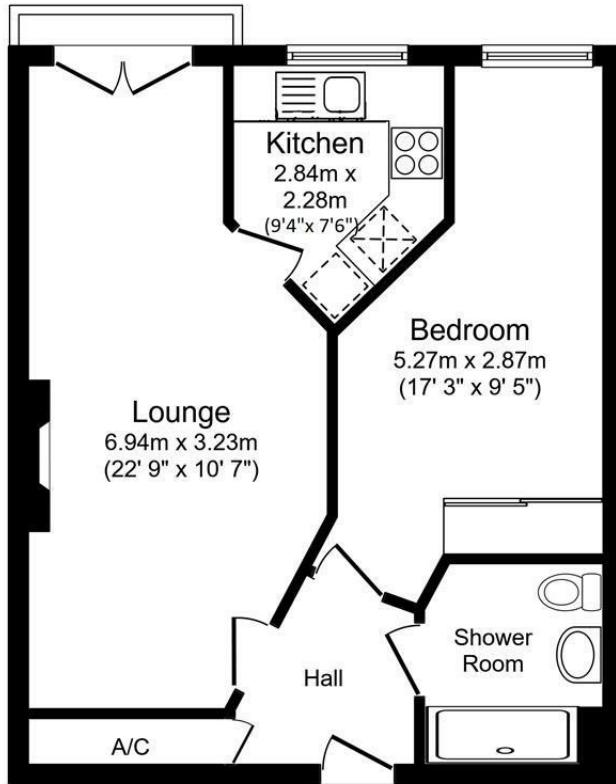
125 years from 2013

## Ground Rent

£425 pa







**Floor Plan**

Floor area 47.0 sq. m. (506 sq. ft.) approx

Total floor area 47.0 sq. m. (506 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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