



McCarthy & Stone
RESALES



19 Barnes Wallis Court, Charles Briggs Avenue, Howden, DN14 7FA
Asking price £215,000 LEASEHOLD

For further details
please call 0345 556 4104

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A STUNNING and BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT with JULIET BALCONY on the FIRST FLOOR of a desirable RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in the CENTRE OF HOWDEN.

Barnes Wallis Court

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).

Local Area

Barnes Wallis Court is situated approximately 100 meters from the small Market Town of Howden, located 17 miles south of York 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.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Appello emergency response system is situated, as well as illuminated light switches, two ceiling lights, smoke

detector, security door entry system and door to a walk-in utility/airing cupboard. Doors lead to the lounge, bedrooms, and bathroom.

Lounge

This dual aspect spacious lounge has a Juliet balcony and an additional side window. There is ample space for a dining table with ceiling light above. There are TV and telephone points, fitted carpets, raised electric power sockets and a central ceiling light. Partially glazed double doors lead into the separate kitchen.

Kitchen

The modern kitchen has a range of modern low and eye level units and drawers with a granite roll top work surface. The Stainless steel sink with mono lever tap and drainer sits beneath a window. Integrated appliances include a raised level electric Hotpoint oven and four ring electric hob with Stainless Steel chimney style extractor hood above and fridge and freezer.

Bedroom One

Double bedroom with window overlooking the development. Fitted with a comprehensive range of 8 wardrobes, cupboards and drawers providing plentiful storage. This room has the benefit of a walk-in wardrobe converted by the current owner to an office / study room. Fitted carpets and raised electric power sockets.

En-suite bathroom

Fully tiled and fitted with suite comprising of panelled bath with shower and glass screen and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, heated chrome effect hand towel radiator and emergency pull-cord.

Bedroom Two

Double second bedroom which could also be used for dining. Fitted carpets, raised electric power sockets and window overlooking the development.

Shower Room

Fully tiled and fitted with suite comprising of level access shower with glass screen and hand rail. WC, wash basin and mirror above. Shaving point, heated chrome effect hand towel rail and emergency pull-cord.

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 Information

Lease Length: 125 years from 2013

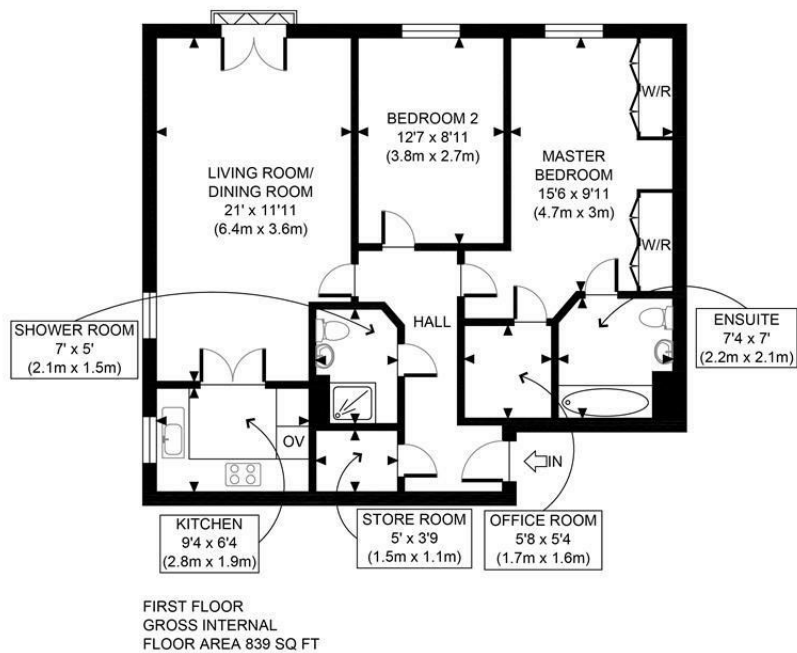
Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of the purchase that the resident meets the minimum age requirement of 60+







APPROX. GROSS INTERNAL FLOOR AREA 839 SQ FT / 78 SQM	Barnes Wallis Court DN14
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 06/10/20
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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