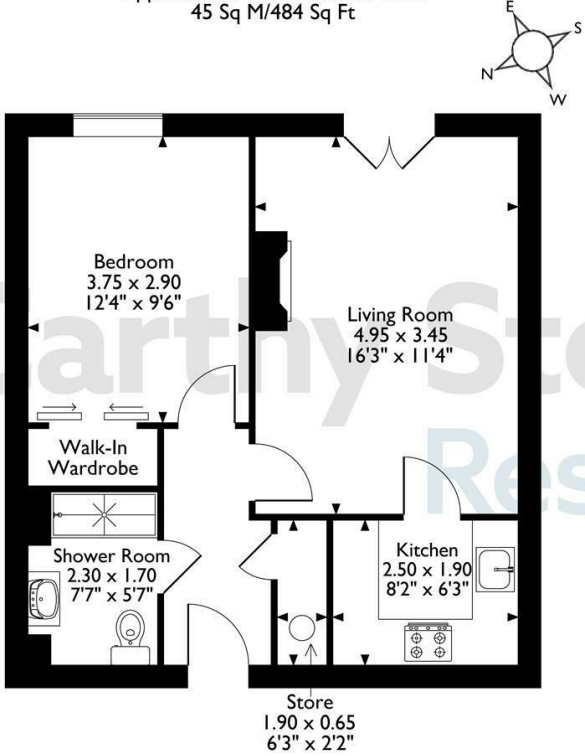


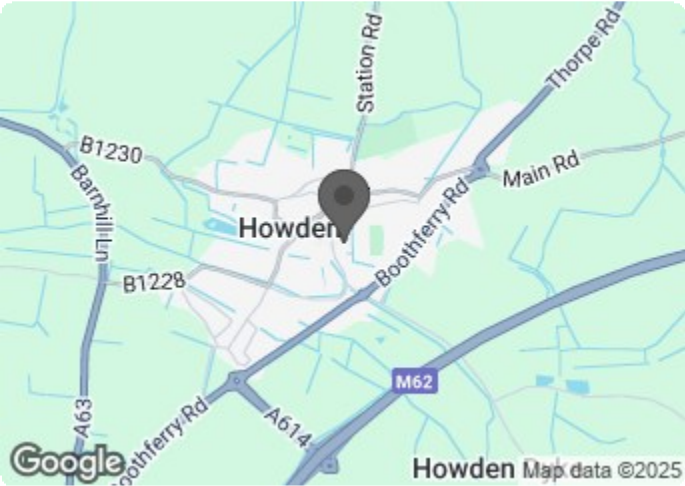
Barnes Wallis Court, Apartment 36, Charles Briggs Avenue, Goole  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 36 Barnes Wallis Court

Charles Briggs Avenue, Howden, DN14 7FA



## Asking price £137,000 Leasehold

Well-presented one-bedroom second-floor retirement apartment just 100m from Howden's Market Place. Features include a bright lounge with Juliet balcony, fitted kitchen, walk-in wardrobe and modern shower room, plus landscaped gardens, residents' lounge and 24-hour support.

Call us on 0345 556 4104 to find out more.



# 36 Barnes Wallis Court, Charles Briggs Ave, Howden

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

Barnes Wallis Court, built by McCarthy & Stone, has been thoughtfully designed and constructed to meet the needs of modern retirement living. The development comprises 38 stylish one- and two-bedroom apartments, exclusively for those aged 60 and over.

A dedicated House Manager is on site during working hours to help with day-to-day matters and ensure everything runs smoothly. There's no need to worry about ongoing upkeep — the service charge covers all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, and security systems.

The cost of heating, lighting, and powering the communal areas — including the laundry room and the welcoming Homeowners' Lounge — is also included. For added peace of mind, the development features a camera entry system and a 24-hour emergency call system.

The Homeowners' Lounge is a perfect place to relax and socialise with friends and family. For overnight visitors, the comfortable Guest Suite is available to book (typically £30 per night including admin fee, subject to availability).



## Local Area

Barnes Wallis Court is ideally located just 100 metres from the charming market town of Howden, situated 17 miles south of York in the East Riding of Yorkshire. The historic Market Place is home to an array of independent shops, cosy cafés, and traditional coaching inns.

Howden also boasts a library housed within the Shire Hall, which regularly hosts local events and functions. Day-to-day conveniences are well catered for, with two supermarkets and a range of local traders, including a bakery and a butcher.

North Howden railway station, just 1.2 miles away, offers direct services to Hull, Selby, London, and Leeds. There is also a regular bus service connecting Howden to nearby towns and villages, making travel easy and accessible.

## Entrance Hall

The front door, fitted with a spy hole, opens into a welcoming entrance hall. Here you will find the 24-hour Appello emergency response system, illuminated light switches, a ceiling light, smoke detector, and a secure door entry system. A walk-in utility/airing cupboard provides excellent storage, housing the hot water boiler and fitted shelving. From the hall, doors lead to the lounge, bedroom, and bathroom.

## Lounge

A stylish feature electric fireplace creates an attractive focal point, complemented by TV and telephone points, two ceiling lights, a wall-mounted electric heater, and raised power sockets. The room is finished with fitted carpets and enjoys an abundance of natural light from the Juliet balcony with double doors. A partially glazed door leads through to the separate kitchen.

## Kitchen

A fully fitted kitchen featuring attractive granite worktops, tiled flooring, and a Carron Sienna ceramic sink with Carron Windsor mixer tap. Appliances include a built-in oven, ceramic hob with extractor hood, integrated fridge and freezer. Under-pelmet lighting provides a stylish finishing touch.



# 1 bed | £137,000

## Bedroom

The bedroom features ceiling lights, a walk-in wardrobe with hanging rail and shelving, TV and telephone points, and a wall-mounted electric heater.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

## 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. To find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge £2,522.23 for financial year ending 31/03/2025

## Car Parking (Permit Scheme)

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.

## Lease Information

Lease Length: 125 years from 1st Jan 2013  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2028

## Additional Information & Services

- Superfast fibre broadband available
- Access to residents' laundry facility on the ground floor
- Mains water and electricity supply
- Modern electric room heating
- Recently installed boiler (2021)
- Mains drainage

