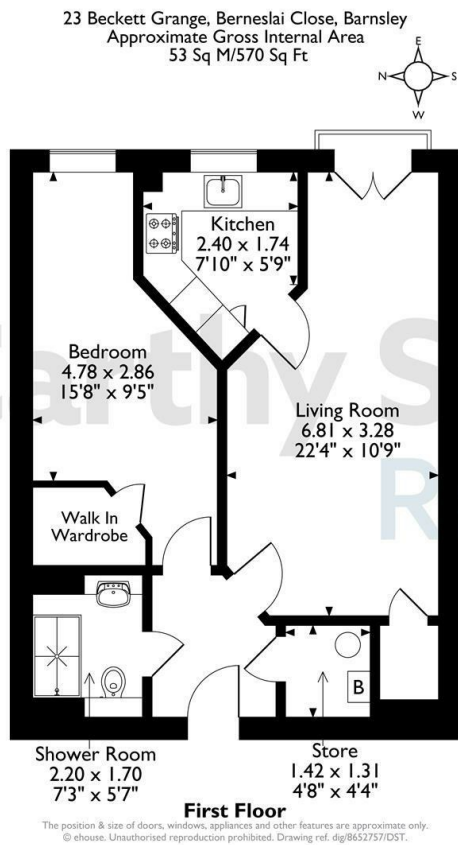


23 Beckett Grange
Berneslai Close, Barnsley, S70 2HA



Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



PRICE REDUCTION

Asking price £190,000 Leasehold

A well presented ONE bedroom apartment situated on the FIRST floor with LIFT access. This apartment boasts a modern kitchen with INTEGRATED APPLIANCES, a JULIET BALCONY from the living area, modern shower room and a DOUBLE bedroom. Beckett Grange, a McCarthy Stone retirement development is nestled in Barnsley and boasts landscaped gardens and communal Lounge where SOCIAL events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Beckett Grange, Barnsley

Summary

You'll find a warm welcome in Barnsley - a charming and popular Yorkshire town with everything you could ever need close by - as well as a friendly and inviting community spirit that will soon make you feel part of the neighbourhood.

McCarthy Stone Beckett Grange is an almost new development of beautifully appointed apartments designed and built to offer you the very best in contemporary retirement living.

This ONE bedroomed apartment is wonderfully spacious, with a comfortable bright and airy feel - perfectly complemented by a modern and tasteful decor.

You'll find the very best in fixtures and finishes, with high-end kitchen appliances and a host of integrated security and design features, created to provide you with the highest levels of comfort and convenience.

You'll also find a comfortably appointed on-site Communal lounge where you can get together with your neighbours, make new friends, enjoy events, activities and regular coffee mornings or simply relax and enjoy the day. Regular outside events and barbecues are held on the patio, surrounded by landscaped gardens.

Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and shower room.

Lounge

A light and spacious living area with a French door opening onto a Juliet Balcony. There is ample room for



dining conveniently in front of the balcony area. TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Stylish fitted kitchen with a range of modern base and wall cabinets for ample storage finished with copper style handles and light grey worksurfaces throughout. Sink with mono lever tap, drainer seated below the double glazed window. Waist height single oven (for minimal bend) four ring ceramic hob with extractor hood over. Integrated fridge/freezer and under pelmet lighting.

Bedroom

A bright and spacious double bedroom, neutrally decorated and carpeted throughout. Ceiling lights, TV phone point, fitted carpets and raised electric power sockets. This bedroom boasts a walk in wardrobe housing shelving and hanging rails for ample clothes storage.

Shower Room

A modern shower room, neutrally tiled from floor to ceiling. Comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above, and chrome ladder style wall mounted heated towel rail.

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



1 Bed | £190,000

re-decoration 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.

Service charge: £2,950.16 for financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Lease: 999 years from 1st Jan 2019

Ground rent: £425 per annum

Ground rent review: 1st Jan 2034

Managed by: McCarthy and Stone Management Services

Moving Made Easy & Additional Information

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

