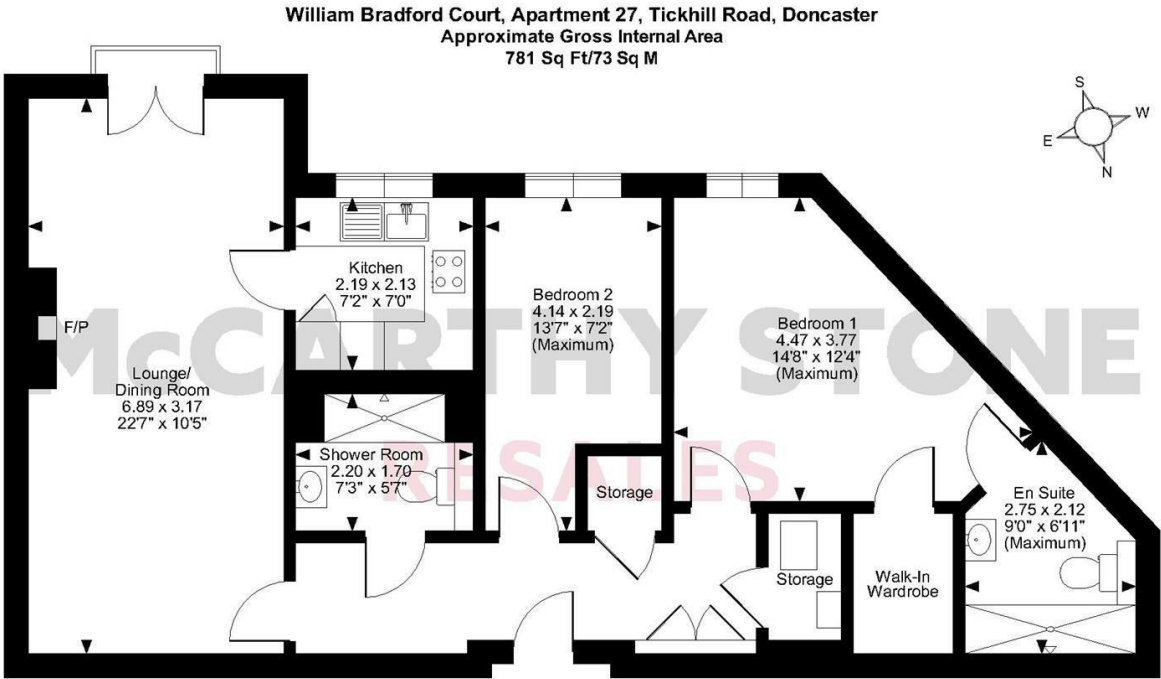


27 William Bradford Court

Tickhill Road, Doncaster, DN10 6NB



Council Tax Band: D



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



Asking price £295,000 Leasehold

****ALLOCATED PARKING SPACE INCLUDED**** A BEAUTIFULLY PRESENTED two bedroom FIRST FLOOR APARTMENT with SOUTH FACING Juliet balcony within a desirable McCARTHY STONE Retirement Living Development for the over 60's in the market town of BAWTRY.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

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.



Tickhill Road, Bawtry, Doncaster

William Bradford Court

Exclusively designed for those over 60, William Bradford Court is designed to offer luxury living without the strain of home maintenance and includes beautifully landscaped gardens that are fully maintained by expert gardeners. To make day-to-day living as comfortable as possible, each apartment includes raised height electrical sockets and pre-installed telephone and TV points in the living room and main bedroom.

You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

For socialising, the elegantly designed resident's lounge is a great space to meet with friends or neighbours and leads onto a seating area in the garden, perfect for those warmer days. 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

William Bradford Court is located within just 200 meters of Bawtry Market Place which is home to plenty of shops and amenities with everything from highly-rated restaurants and cafes to specialist shops and boutiques. Bawtry itself is a pretty market town and offers a quaint, relaxed backdrop for Retirement Living with the luxuries of town living and easy access to stunning rural landscapes and outdoor areas. Being just 8 miles from Doncaster, Bawtry benefits from convenient transport links and is easily accessible by bus, car and train.

Entrance Hall

Your front door, with spy hole, doorbell and letterbox, leads to the large entrance hall with illuminated light switches, a smoke detector, the apartment's security door entry system and the

24-hour Tunstall emergency response system. From the hall there is a door to a large walk-in storage cupboard/utility room which contains a plumbed Bosch Washer Dryer, Gledhill Pulsacoil Water Heating system and unit for the Ventaxia Ventillation system. Further doors from the hall lead to the lounge, bedroomS and bathroom.

Living/Dining Area

This delightful living area enjoys views across the pretty communal gardens, has TV and telephone points, a Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets and a wall mounted electric radiator. In the dining area there is ample space for a table and chairs with the benefit of a Juliet balcony offering lovely south facing views. A partially glazed door from the dining area leads into the separate kitchen.

Kitchen

Stylish kitchen with a range of modern white wall and base units and drawers with under pelmet lighting and splashbacks. A granite effect roll top black work surface with inset sink and drainer and a mono lever tap with window above looking out onto the gardens. Integrated units include a waist-level oven, fridge freezer and ceramic hob with cooker hood over.

Bedroom One

A spacious double bedroom with large window overlooking the development gardens and plenty of space for freestanding furniture. With a wall mounted electric radiator, ceiling light, TV phone point, fitted carpets and raised electric power sockets. There is a large walk-in wardrobe housing shelving and hanging rails.

Bedroom Two

A double bedroom with large window overlooking the development gardens. With a wall mounted electric radiator, ceiling light, TV phone point, fitted carpets and raised electric power sockets.

Shower room

Walk in shower, adjustable shower head, hand rail and glass shower screen. WC with concealed cistern and vanity unit over, wash hand basin inset to vanity unit with mirror above. Electric heated towel rail and wall mounted electric heater.

2 bed | £295,000

Car parking

An allocated car parking space is included in the price of the property.

Service Charge (Breakdown)

- House Manager
- Cleaning of communal windows and external apartment 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,475.58 per annum (for financial year ending 30/06/2026)

Leasehold Information

Lease Length: 999 years 1st Jan 2018
Ground rent: £495 per annum
Ground rent review: 1st Jan 2033
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

