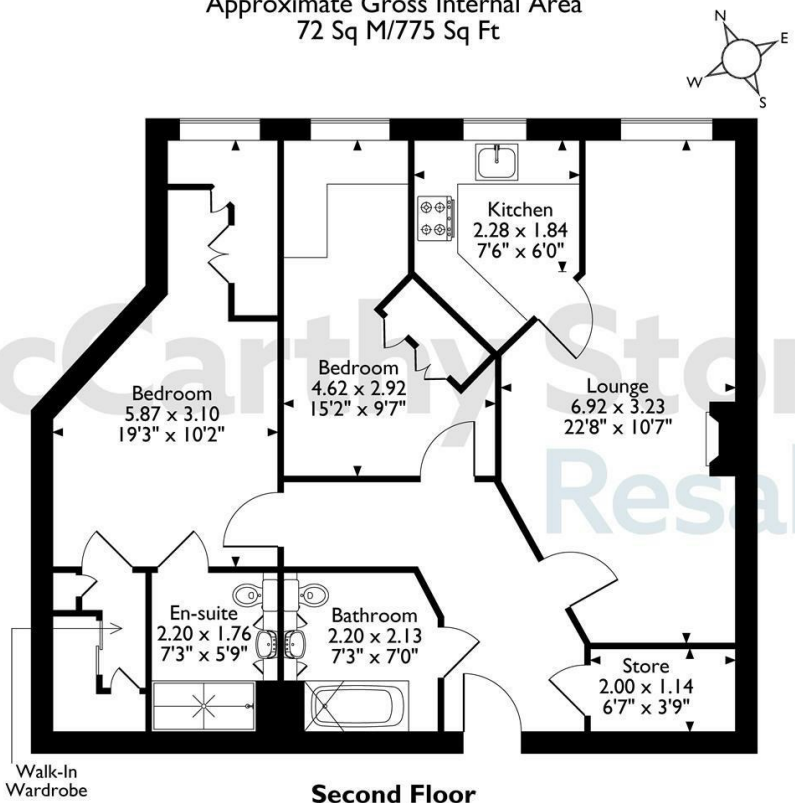
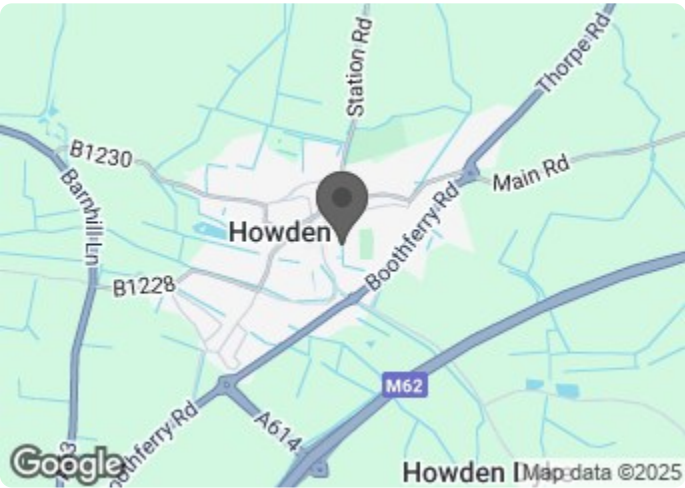


Barnes Wallis Court, Apartment 32, Charles Briggs Avenue, Goole
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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.



32 Barnes Wallis Court

Charles Briggs Avenue, Goole, DN14 7FA



Asking price £230,000 Leasehold

Barnes Wallis Court on Charles Briggs Avenue, this delightful retirement apartment is designed for those aged over 60. Boasting two spacious bedrooms and two well-appointed bathrooms, the property also features a welcoming reception room, perfect for relaxation and socialising. Enjoy a comfortable and secure lifestyle in this charming community.

Call us on 0345 556 4104 to find out more.

Barnes Wallis Court, Charles Briggs Avenue, Howden, Goole

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 by McCarthy Stone is a purpose-built Retirement Living development of 38 one and two-bedroom apartments for the over-60s. A dedicated House Manager is on site during working hours, providing day-to-day support and extra peace of mind.

- The service charge removes the hassle of upkeep and running costs, covering:
- External maintenance, gardening and landscaping
 - External window cleaning
 - Buildings insurance and water rates
 - Security systems
 - Energy costs for the laundry room, Homeowners' Lounge and other communal areas

For security and reassurance, the development features a camera door-entry system and a 24-hour emergency call system.

The Homeowners' Lounge is a welcoming space to relax or socialise with friends and family, and visiting guests can book the on-site Guest Suite (usually around £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

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

A well-proportioned double bedroom with ceiling lights, TV and telephone points and a generous walk-in wardrobe. A door from the bedroom leads directly to the en-suite shower room for added convenience and privacy.

En-suite

Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above.



2 bed | £230,000

Bedroom Two

A generously sized second bedroom with ample space for furnishings, fitted with ceiling lights and benefitting from TV and telephone points.

Bathroom

Fully tiled and fitted with suite comprising of bath, 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 annual service charge is £3,783.34 for the financial year ending 31/03/2026. 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.

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.

Lease Information

Lease Length: 125 years from 1st Jan 2013
Ground rent: £495 per annum
Ground rent review: 1st Jan 2028

Additional Information & Services

- Superfast broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

