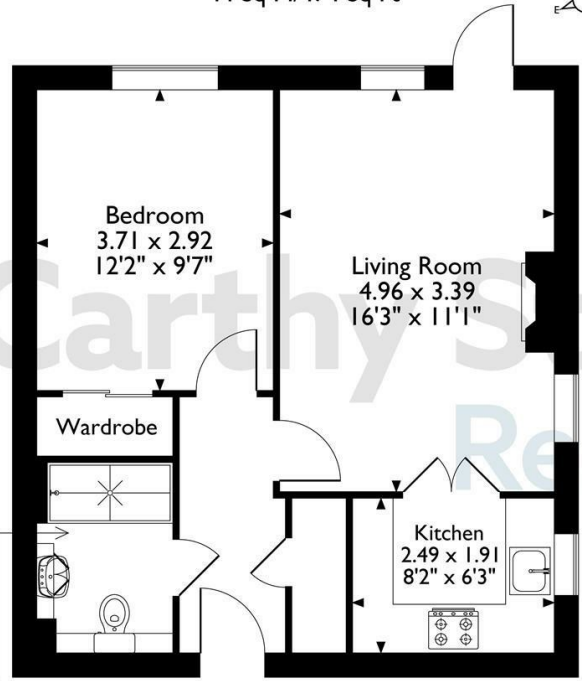


Barnes Wallis Court, Apartment 1, Charles Briggs Avenue, Goole  
Approximate Gross Internal Area  
44 Sq M/474 Sq Ft

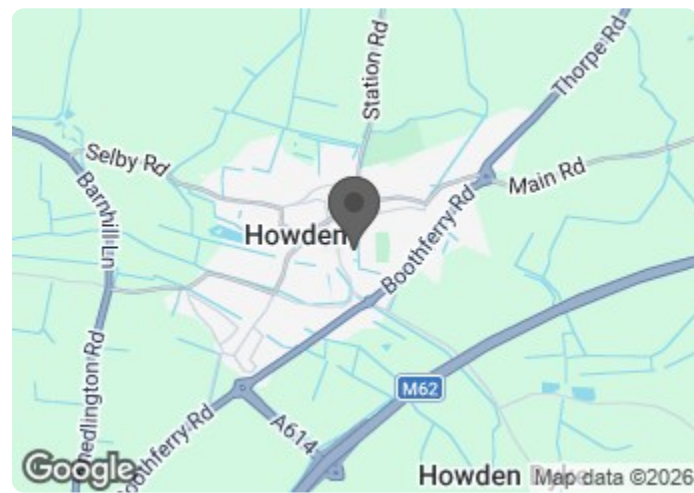


Shower Room  
2.23 x 1.68  
7'4" x 5'6"

**Ground 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 reproduction is strictly prohibited.

**1 Barnes Wallis Court**

Charles Briggs Avenue, Howden, DN14 7FA



**Asking price £145,000 Leasehold**

This ONE BEDROOM, GROUND FLOOR, retirement apartment offers DIRECT ACCESS TO PATIO and the landscaped COMMUNAL GARDENS. Located in the heart of HOWDEN and conveniently placed for all local amenities and ideally positioned for access to J37 of the M62.

**Call us on 0345 556 4104 to find out more.**

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



# 1 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.
- 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 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 £30 per night inc. admin fee-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, ceiling light, smoke detector, security door entry system and door to a walk-in Utility/airing cupboard. Doors lead to the lounge, bedroom, and bathroom.

## Lounge

Dual-aspect room with an attractive feature electric fireplace, providing a bright and welcoming atmosphere with an abundance of natural light. The room benefits from TV and telephone points, two ceiling light fittings, a wall-mounted electric heater, fitted carpets, and raised electrical power sockets for added convenience. Double-glazed patio doors provide access to the outdoor space, while a partially glazed door leads through to the separate kitchen.

## Kitchen

Fully fitted kitchen featuring a tiled floor, a sink with a modern monobloc mixer tap, and a four-ring ceramic hob with an extractor hood above. The kitchen also includes a freestanding washing machine, generous worktop space for additional appliances, and a range of cream base and wall units providing ample storage. A window allows plenty of natural light to fill the room, creating a bright and airy space.

## Bedroom

Double bedroom featuring a ceiling light, a double mirrored sliding door wardrobe with hanging rail and shelving, a TV and

# 1 bed | £145,000

telephone point, and a wall mounted electric heater. A well proportioned and comfortable room with excellent built-in storage.

## 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.

Service charge £3,156.69 per annum (for financial year ending 31/03/2027)

## 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 2013

Ground rent: £425 per annum

Ground rent review: Jan-28

## Additional Information & Services

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

