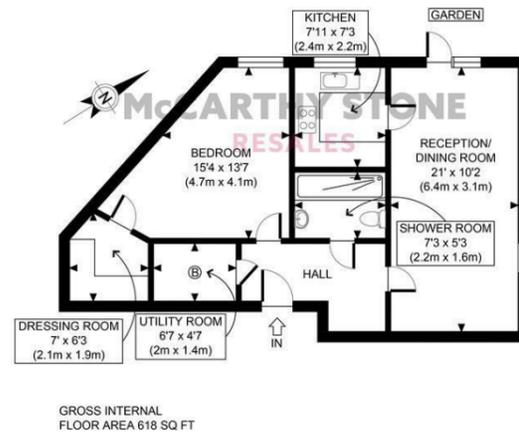


McCARTHY STONE RESALES

6 WILLIAM BRADFORD COURT, TICKHILL ROAD, DONCASTER, DN10 6NB



APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation
 William Bradford Court
 date 11/08/21
 photoplan



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		



McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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A BEAUTIFULLY PRESENTED one bedroom GROUND FLOOR apartment with access to a PATIO within a McCARTHY AND STONE retirement Living development located just 150 yards of BAWTRY MARKET PLACE and on a BUS ROUTE

ASKING PRICE £205,000 LEASEHOLD

For further details, please call **0345 556 4106**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

TICKHILL ROAD, BAWTRY, DONCASTER

1 BED | £205,000

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 is plumbed for a washer dryer and contains the water heating system and unit for the Ventaxia ventilation system. Further doors from the hall lead to the lounge, bedroom and bathroom.

LIVING ROOM

This delightful living area enjoys an attractive focal point of a modern electric fireplace; TV and telephone points, a Sky/Sky+ connection point., two ceiling lights, fitted carpets, raised electric power sockets and a wall mounted electric radiator. There is ample space for a table and chairs and the benefit of a double glazed door giving access to an attractive paved patio area. A partially glazed door leads into the separate kitchen.

KITCHEN

Fitted kitchen with a range of modern wood effect wall and base units and drawers and a granite effect roll top work surface. Stainless steel sink and drainer unit with a mono lever tap sits beneath a window overlooking the gardens. Integrated units include a raised-level oven, fridge, freezer and ceramic hob with cooker hood over. Tiled flooring, under-counter lighting and central ceiling spot lights.

BEDROOM

A wonderfully spacious double bedroom with window overlooking the gardens and plenty of space for freestanding furniture. 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.

SHOWER ROOM

Partially tiled walls and tiled flooring with a 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, wall mounted electric heater and emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD INFORMATION

Lease Length: 999 years 2018

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

