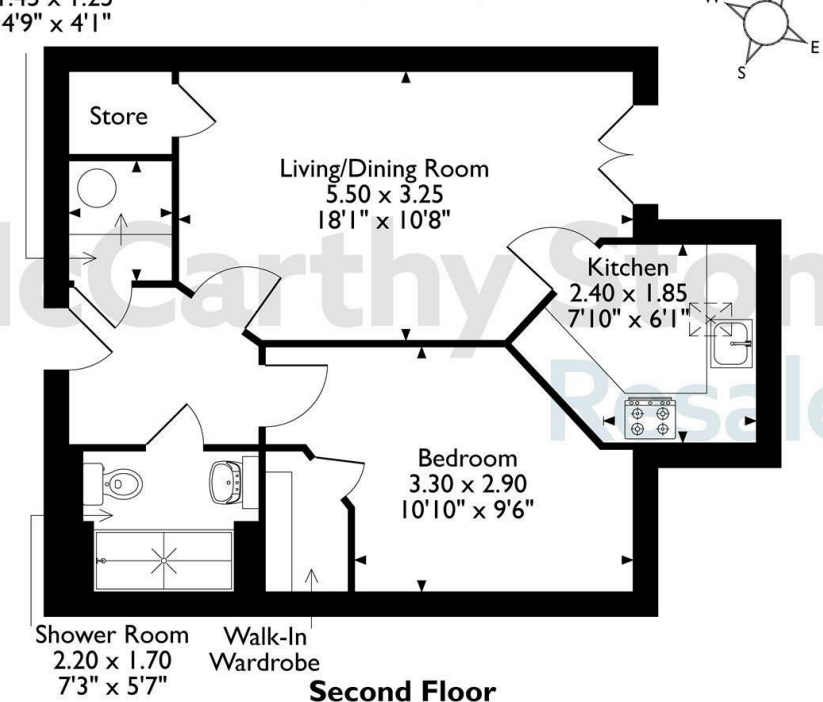


Companions Court, Apartment 31, Companions Close, Rotherham
Store
1.45 x 1.25
4'9" x 4'1"



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) A		
(81-91) B	84	84
(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	

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Companions Court

Companions Close, Rotherham, S66 1BL

PRICE
REDUCED



PRICE REDUCTION

Asking price £159,000 Leasehold

A CORNER apartment situated on the SECOND FLOOR with a JULIET BALCONY with an East facing view. MCCARTHY STONE Retirement Living development for the OVER 60'S. Close proximity to the Tanyard shopping complex and bus service.

Call us on 0345 556 4104 to find out more.

Companions Court, Wickersley, Rotherham

Companions Court

Companions Court is situated in the popular village of Wickersley. The development consists of 39, one and two bedroom apartments which have been designed and constructed by McCarthy Stone, specifically with later living needs in mind. The development sits within attractive communal gardens with a paved seating area and gated private car park. The development has lift access to all floors and benefits from a communal homeowners lounge, mobility scooter charging room and guest suite for when friends and family wish to extend their stay (usually for a fee of £25 per night - subject to availability). The communal homeowners lounge is a great place for socialising with friends, family and neighbours and where many of the social events take place. There is 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 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. There is also the benefit of a dedicated House Manager who is on site during their working hours (Mon-Fri) to take care of the running of the development.

Local Area

Situated in the village of Wickersley the development is conveniently located within 100 yards of local shops and amenities including a Coop, pharmacy, a choice of restaurants and food outlets and a Lloyds bank. There are further pubs, restaurants and shops on the north



side of Bawtry Road and a Morrisons superstore is approximately 1.5 miles away. There is a bus stop approximately 160 yards of the development which takes you to both Rotherham and Sheffield and buses in the other direction will take you to Thurncroft, Maltby, Worksop and Doncaster. The M18 is just 1.5 miles keeping you easily connected to the north and the south. For those that enjoy the outdoors, Sitwell and Rotherham golf courses are nearby along with Brecks Woods and Wickersley Gorse and Common Bank for stunning walks in nature.

Entrance Hall

Front door with spy hole and letterbox 24-hour emergency pull-cord system and door entry system. Walk-in storage/airing cupboard and further store cupboard. Doors to Living room, bedroom and shower room

Living room

A bright and spacious living room with Juliet balcony overlooking the communal grounds. Ample space for dining table and chairs. TV and telephone point, raised level power sockets, 2 ceiling lights and electric storage heater. Partially glazed door to separate kitchen

Kitchen

Fully fitted with a range of wood effect wall and base level units. Stainless Steel sink and drainer unit with mono lever tap with window above, raised level oven, electric 4 ring hob with extractor hood over, integrated fridge and freezer. Power sockets, under-counter lighting

Bedroom

Double bedroom with a double glazed window overlooking the communal grounds. Walk-in wardrobe housing shelves and hanging rails TV and telephone



1 Bed | £159,000

points, raised level power sockets, central ceiling light and wall mounted electric heater

Shower room

Partially tiled walls and tiled flooring, double size shower cubicle with glass screen, hand rail and adjustable shower heater, WC and vanity unit with wash basin, mirror, shaving light, electric heated towel rail, extractor fan and emergency pull-cord

Car parking

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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 annual Service charge is £2,874.04 for the financial year ending 30/09/2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease: 125 years from 1st Jan 2016
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over
Ground rent review date January 2031.

