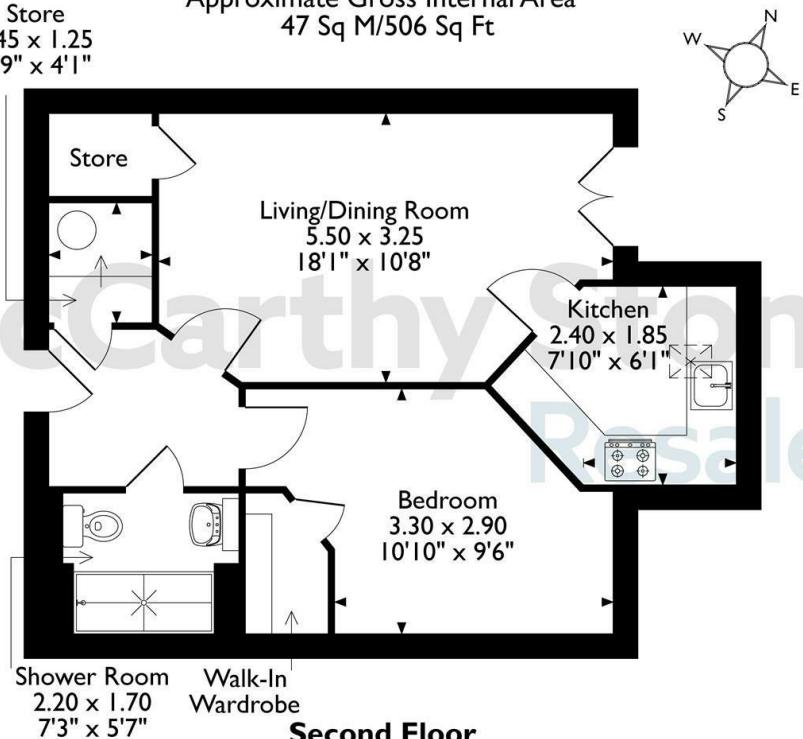


Companions Court, Apartment 31, Companions Close, Rotherham
Approximate Gross Internal Area
47 Sq M/506 Sq Ft
Store
1.45 x 1.25
4'9" x 4'1"



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	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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 supermarket 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 Thurcroft, 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 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

1 Bed | £159,000

- 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 the service charges please contact your Property Consultant or House Manager.

The annual Service charge is £2,874.04 for the financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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.

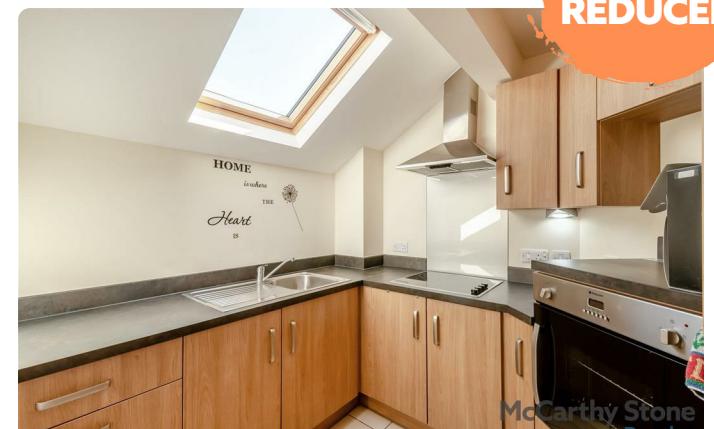
Moving Made Easy & Additional Information

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.
- 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



PRICE
REDUCED