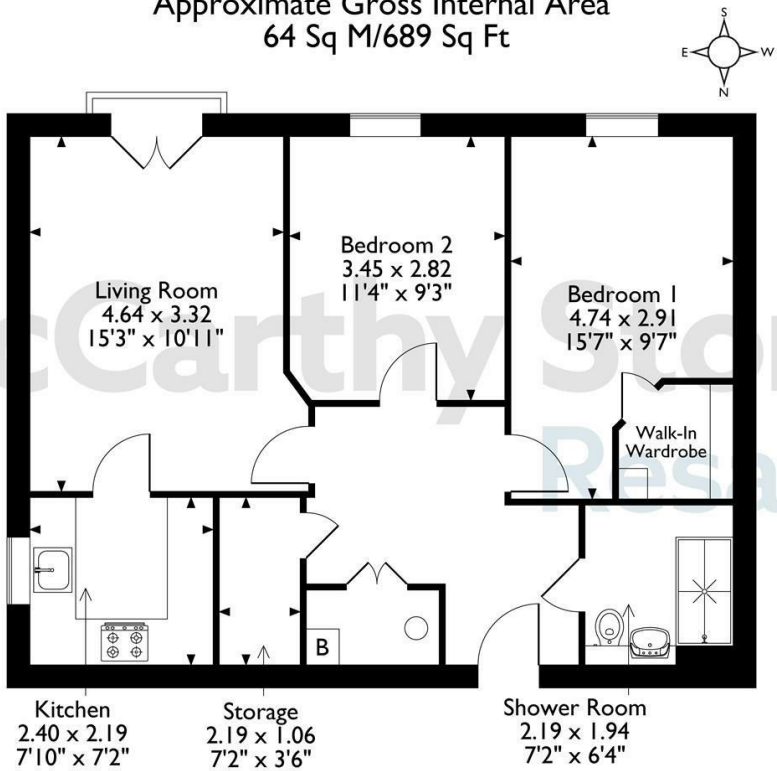


46 Beckett Grange, Berneslai Close, Barnsley  
Approximate Gross Internal Area  
64 Sq M/689 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8676970/DST.

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	

## 46 Beckett Grange

Berneslai Close, Barnsley, S70 2HA



Asking price £259,999 Leasehold

A beautifully presented, two bedroom retirement apartment situated on the fourth floor with a Juliet balcony. Car parking space can be sold separately. Well presented, with NO CHAIN. Good local amenities including a supermarket.

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.



Call us on 0345 556 4104 to find out more.



# Beckett Grange, Barnsley

### Summary

You'll find a warm welcome in Barnsley - a charming and popular Yorkshire town with everything you could ever need close by - as well as a friendly and inviting community spirit that will soon make you feel part of the neighbourhood.

McCarthy & Stone Beckett Grange is an almost new development of beautifully appointed apartments designed and built to offer you the very best in contemporary retirement living. This two bedroomed apartment is wonderfully spacious, with a comfortable bright and airy feel - perfectly complemented by a modern and tasteful decor.

You'll find the very best in fixtures and finishes, with high-end kitchen appliances and a host of integrated security and design features, created to provide you with the highest levels of comfort and convenience.

You'll also find a comfortably appointed on-site Communal lounge where you can get together with your neighbours, make new friends, enjoy events, activities and regular coffee mornings or simply relax and enjoy the day. Regular outside events and barbecues are held on the patio, surrounded by landscaped gardens.

### Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, apartment security door entry



system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

### Lounge

A spacious lounge with the benefit of a Juliet balcony overlooking communal grounds. There is ample space for dining. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

### Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and integrated fridge, freezer and under pelmet lighting.

### Main Bedroom

A bright and spacious double bedroom. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Walk in wardrobe housing shelving and hanging rails.

### Second Bedroom

A double sized second bedroom suitable for a number of additional uses such as a dining room, hobby room or study.

### Shower Room

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above, and heated towel rail



# 2 bed | £259,999

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

### Car parking space

A car parking space can be purchased for £3,000

### Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years. 999 years from 2019  
Ground rent: £495 per annum  
Ground rent review: Jan 2034  
Managed by: McCarthy and Stone Management Services

### Additional Information & Services

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

