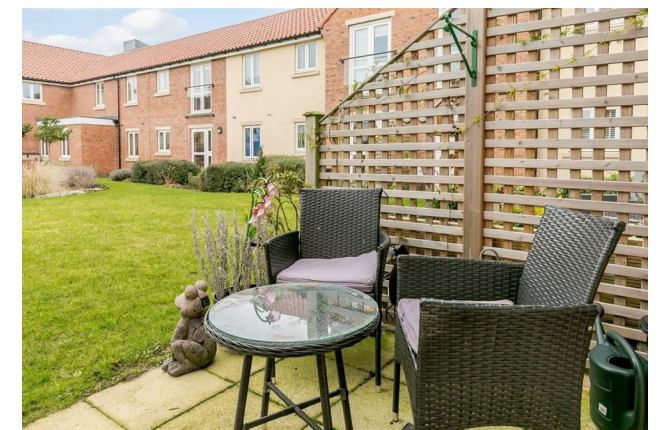


# McCARTHY STONE

## RESALES

### 8 WILLIAM BRADFORD COURT

TICKHILL ROAD, DONCASTER, DN10 6NB



**\*\*ALLOCATED PARKING SPACE INCLUDED\*\*** A well presented two bedroom GROUND FLOOR apartment with screened PATIO within a a desirable MCCARTHY AND STONE Retirement Living Development located approximately 160 yards from Bawtry's Market Place.

**ASKING PRICE £205,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

## COUNCIL TAX BAND: C



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		

# McCARTHY STONE

## RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



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# TICKHILL ROAD, BAWTRY, DONCASTER

## 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 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 storage cupboard which contains a plumbed Bosch Washer Dryer, Gledhill Pulsacoil 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 room enjoys views across the pretty communal gardens, has 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 dining and has the benefit of access to an attractive paved patio area which is well screened to offer more privacy. A partially glazed door leads into the separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern wall and base units and drawers with under pelmet lighting. A granite effect roll top work surface with inset sink and drainer with a mono lever tap. Appliances include a waist-level oven, fridge, freezer and ceramic hob with cooker hood over.

## BEDROOM

A spacious double bedroom overlooking the development gardens and a large walk-in wardrobe housing shelving and hanging rails. A wall mounted



# 2 BED | £205,000

electric radiator, ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## SHOWER ROOM

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.

## CAR PARKING

An allocated car parking space is included in the price of the property.

## SERVICE CHARGE (BREAKDOWN)

- House Manager
- Cleaning of communal windows and external apartment 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.

Service charge: £3,756.60 per annum (for financial year end 30/06/23)

## LEASEHOLD INFORMATION

Lease Length: 999 years 2018  
Ground rent: £495 per annum reviewed 01/2033  
Managed by: McCarthy and Stone Management Services  
Ground rent review date January 2033.

