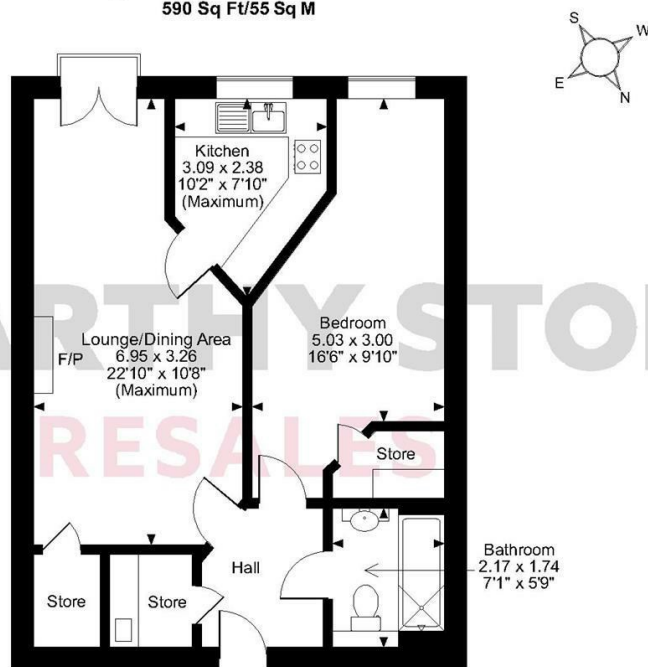


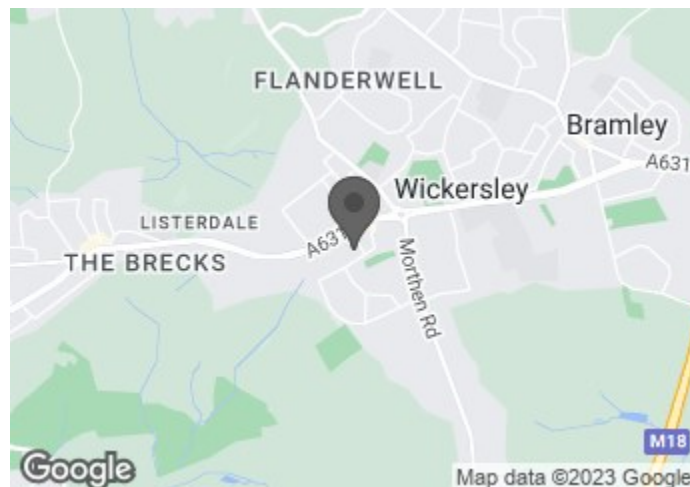
Companions Court, Companions Close, Rotherham  
Approximate Gross Internal Area  
590 Sq Ft/55 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 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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**McCARTHY STONE**  
**RESALES**

## 40 COMPANIONS COURT

COMPANIONS CLOSE, ROTHERHAM, S66 1BL



A ONE BEDROOM apartment situated on the SECOND FLOOR with JULIET BALCONY overlooking the gardens of this McCarthy Stone Retirement Living development for the OVER 60'S. Close proximity to the Tanyard shopping complex and bus service.

**ASKING PRICE £175,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# COMPANIONS CLOSE, 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, Post Office, pharmacy, a choice of restaurants and food outlets. 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 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. Doors to Living room, bedroom and shower room

**LIVING ROOM**

Spacious Living room with Juliet balcony overlooking the garden and patio area. Ample space for dining table and chairs. Electric fire in surround provides a focal point. 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 window overlooking the garden and patio area. Walk-in wardrobe housing shelves and

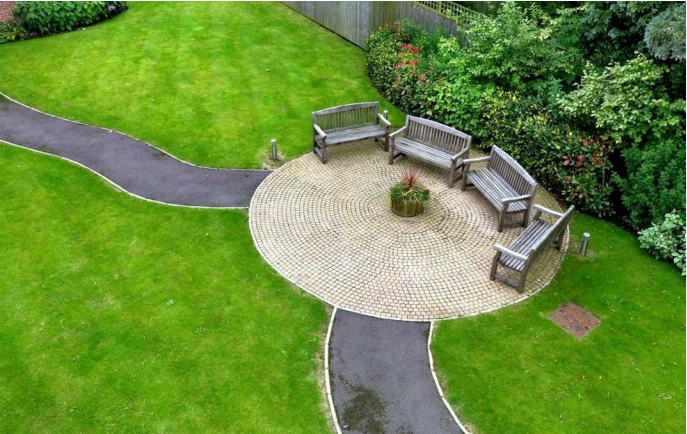


# 1 BED | £175,000

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 head  
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 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.

Service charge £2,621.04 per annum (for financial year end Sept 2024)



**LEASE INFORMATION**

Lease Length: 999 years from 2016  
Ground Rent: £425 per annum  
Ground rent review date January 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

