



Baldwin Lane, Clayton,

£39,000

*** RETIREMENT APARTMENT * ONE BEDROOM * ON SITE FACILITIES *
* RESIDENTS COMMITTEE * COMMUNAL GARDENS * REDUCED FOR QUICK SALE *******

This superb one bedroom retirement living apartment offers both freedom and privacy.

The property has a range of facilities and amenities designed to make retired life easy and enjoyable.

Rowanberries provides a diverse and vibrant community of residents aged 60 and over for individuals with pertinent medical needs that require additional care.

It provides the convenience of an on-site bistro, multiple lounges and landscaped gardens which make great social places to connect with other residents and build friendships.

Rowanberries residents have a committee who organise indoor activities as well as outings throughout the year. Life can be active or relaxing but you can never be bored!!



ROWANBERRIES COMMUNITY Rowanberries is an assisted living retirement community for over 60 year old couples or individuals allowing you to continue to live in your own home. The following amenities are also available on site:

- Daily Activity Programs including exercises, crafts and chats
- Outings to garden centres, shopping centres and pubs
- Hair salon
- Bistro (fresh meals cooked on site)
- Residents lounge
- Car park
- Buggy store
- Garden room
- Landscaped gardens
- Assisted bathrooms
- Access bus to local supermarkets
- Maintenance service
- Laundry service

Communal Entrance Area

Communal entrance door leads to a reception area with seating and management office. There are the options of stairs or lift to take you to your property.

Reception Hall

With useful storage and airing cupboard.

Lounge

18'3" x 11'3" (5.56m x 3.43m)

With electric heater, double glazed window enjoying far-reaching views.

Kitchen

9'10" x 6' (3.00m x 1.83m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oven, hob and double glazed window.

Bedroom

11'10" x 11'4" (3.61m x 3.45m)

With electric heater and double glazed window.

Wet Room

With walk in shower area, pedestal wash basin and low suite wc.

Exterior

To the outside there are superb landscaped communal gardens with large car park to the front.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue for 0.7 miles before turning left onto Baldwin Ln and 'Rowanberries' will shortly be found.

TENURE

LEASEHOLD. Lease Remaining - 110 Years. Service Charge - £7782.48 per annum (per apartment). Ground Rent - £407.55 per annum (per apartment) TO BE CONFIRMED. There will be an additional 'Well Being' charge should the occupant require the optional personal care package. This is variable depending on the level of care required.

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

