

22 Barnes Wallis Court

Oyster Lane, Byfleet, Surrey, KT14 7HJ



A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Barnes Wallis Court is a McCarthy & Stone's Assisted Living Development which consists of one and two bedroom apartments and offers residents the prospect of continued independence in a secure environment. Barnes Wallis Court is arranged over 3 floors each served by lift. There is a dining room, residents lounge, function room, laundry and guest room. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be over the age of 65 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Estate Manager & Assistants (24hr on-site cover)
Residents lounge, library & function room
Car parking & Battery car store
Intruder and smoke alarm in all apartments
Wheelchair accessibility & Laundry room

Dining room/restaurant & Guest suite
Video door entry system (linked to TV)
Minimum Age 65
Lease: 125 years from 2007



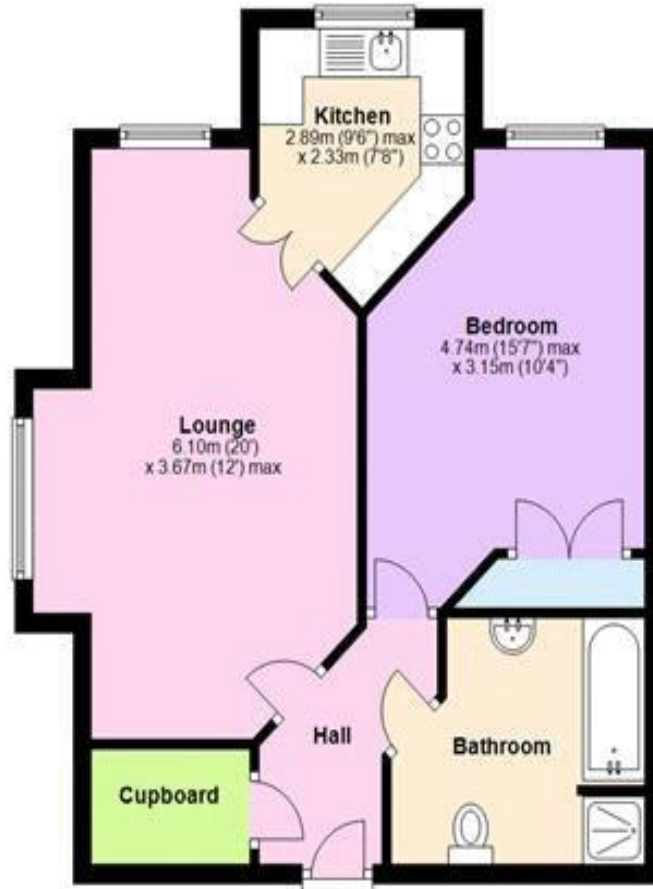
PRICE: £190,000

For more details or to make an appointment to view, please contact

Mandy Bolwell

Floor Plan

Approx. 50.6 sq metres (544.8 sq feet)



Total area: approx. 50.6 sq metres (544.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/21

Annual Ground Rent:

£435.00

Ground Rent Period Review:

Next uplift 2030

Annual Service Charge:

£8968.52

Contingency Fund Balance:

£TBC

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.