



Front Main Entrance to Casson Court

70 Casson Court Church Street  
Thorne DN8 5BB

Offers Over £50,000

LEASEHOLD

Prestigious development with communal gardens for over 55's only. Spacious, modern second floor flat. Lift access. Lounge/diner and kitchen. Two bedrooms. Large shower room. 40% shared ownership. On site facilities. Available fully furnished. VIEWING ESSENTIAL.



- TWO BEDROOM SECOND FLOOR APARTMENT • 40% shared ownership • Modern and spacious accommodation

## CASSON COURT

Cassons Court is for people over the age of 55 and over. Consisting of 72 one and two bedroom apartments with an impressive range of on site facilities to enjoy, it is run by Housing & Care 21 who are leaders in offering retirement housing and extra care. Designed to offer independent living, but with access to on site care if required, this is a secure and comfortable place and pets are welcome too. You can live here self contained within your own modern home or enjoy the on site residents lounge, café/bistro, hair salon and activity/hobby room. There is a dedicated housing and care manager with a care team on site 24/7, optional tailored care and support, guest room for family and friends and an assisted bathing suite.

## APARTMENT 70 ACCOMMODATION

The apartment can be available fully furnished as seen subject to offer.

## ENTRANCE HALL

Doors off to all rooms. Useful walk-in storage cupboard with shelving. Radiator. Video intercom entry system to identify visitors by sight and sound.



## LOUNGE/DINING ROOM

17'10" x 10'9"

Large UPVC double glazed window. Two radiators. BT and TV aerial point. Open access into the kitchen.

## KITCHEN

10'9" x 7'4"

Fitted with a range of high gloss white wall and base units with grey laminate worksurfaces and matching upstands incorporating a stainless steel sink and drainer. Integrated ceramic hob with stainless steel extractor hood and splash back. Mid height electric oven. Free standing fridge freezer, undercounter freezer and washing machine available subject to negotiation.

## BEDROOM ONE

15'9" x 9'0"

UPVC double glazed window. Radiator. Door into the shower/wet room.

## BEDROOM TWO

12'9" x 6'6"

UPVC double glazed window. Radiator. Built-in cupboard housing the wall mounted 'Ideal' gas combi boiler. Showing on the photographs as being used as a dining room.



- Fully fitted kitchen and large shower/wet room
- UPVC double glazed
- Gas central heating
- Communal gardens and carpark

## WET ROOM

9'6" x 6'9"

Accessed from the hallway and bedroom one if required.

Spacious level access shower room with mains shower and glass screen, pedestal wash hand basin and w.c. Tiled walls.

Wall mounted mirror with lighting above. Inset spotlights.

Radiator.

## OUTSIDE

Cassons court has beautifully landscaped gardens with seating areas and a residents car park and buggy storage.

Located within a stones throw of St Nicholas Church and the main town centre, there is a range of shops, supermarkets, cafes, pubs and health services all within comfortable walking distance.

## OWNERSHIP

The property is being offered with a 40% share and is leasehold with 125 year lease (started 2019). Buying a shared ownership home means you will still have full and exclusive access to the property. Owners are responsible for internal repairs and Housing & Care 21 maintain the building and communal areas. There is a monthly service charge of £385.92 per month and a support charge of £18.18 per month and a weekly core support charge of £53 per week. A shared

ownership rent is payable of £236.43 per month (year 2023/2024).

## COMMUNAL ENTRANCE

Security video intercom system. Stairs and lift available to all floors.

NO UPWARD CHAIN

Please call the office for any further details.



• Over 55's only, Close to shops • Secure Prestigious Development • FLAT 70 Casson Court



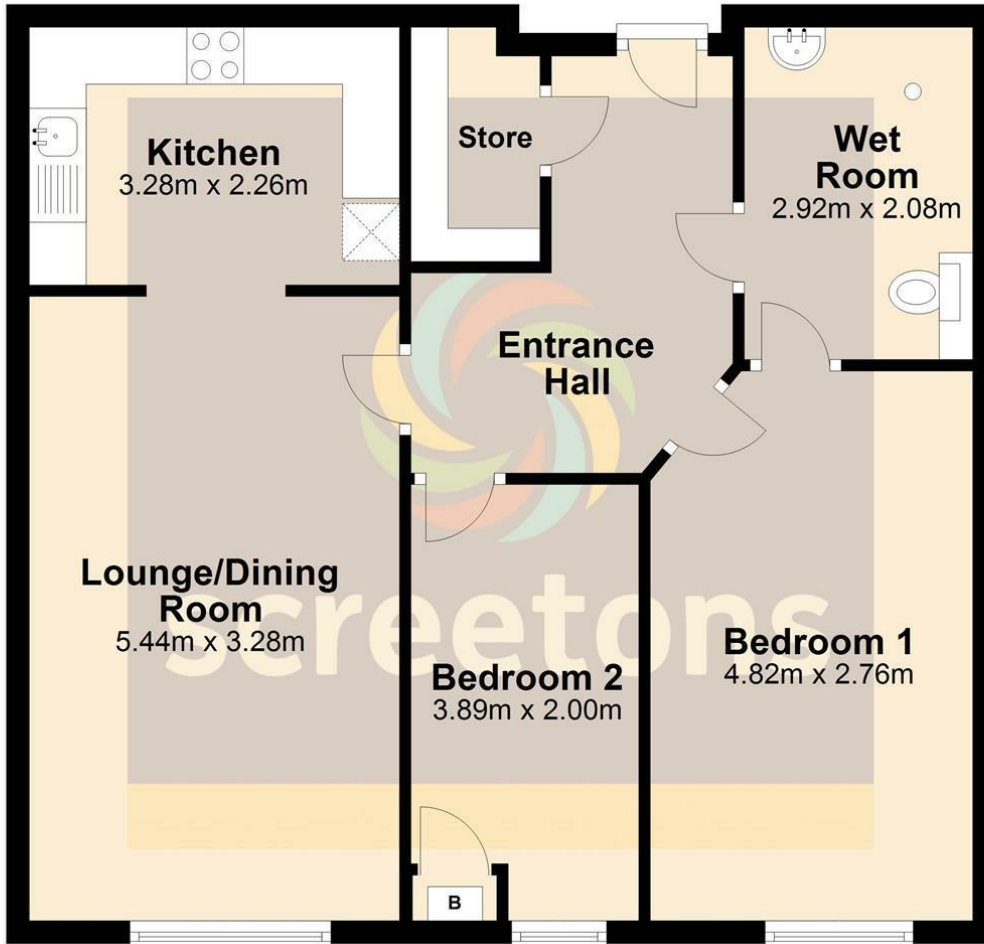


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Leasehold

## Second Floor Apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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