



## 16, Rowanberries Baldwin Lane, Clayton, Bradford, BD14 6PN

£70,000

- GROUND FLOOR APARTMENT
- WET ROOM
- COMMUNAL LOUNGES
- SECURE INTERCOM ENTRY
- TWO BEDROOMS
- OVER 55'S ONLY

# 16, Rowanberries Baldwin Lane, Bradford BD14 6PN

A great opportunity to purchase this attractive two bedroom 'Assisted Living' retirement apartment in the popular location of Clayton, for over 55 year old couples or individuals. Rowanberries enables you to continue to live your life as you wish, with the same independence, privacy and everyday freedom and choices in your own attractive private apartment, with the added benefit of assistance if required.



Council Tax Band: C



## 100% OWNERSHIP.

Lease Remaining = 110 Years.

Service Charge = approx £480 per month (per apartment)

Ground Rent - approx. £405 per annum

There will be an additional 'Well Being' charge where MHA are the operators should the occupant require the optional personal care package. This is variable depending on the level of care required.

Note: This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas as well as the heating water and hot water for the apartments.

MHA does not receive any incentives from suppliers for services paid for through the service charge.

## Utilities Charge.

Heating, water and hot water are included in the service Charge.

Note: This is payable in advance for the month ahead. This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events programme.

## Emergency Response.

24-hour Emergency Response is provided through the Wellbeing Charge. This is not a care service but will provide support during an emergency, and may involve co-ordinating external agencies. Any agreed night care package will be included in your care and support plan, form part of your care agreement and be charged for separately.

## Flat 16.

### Entrance.

Room for shoes & coats leading to bedroom one and two, lounge and kitchen.

Room for further storage.

### Lounge.

Ideal entertaining space that can accommodate a sofa suite and lounge furniture. Further room for a dining table and chairs leading to the fully fitted kitchen, benefiting from natural light and far-reaching views.

### Kitchen.

Fully fitted kitchen with matching wall and base units having complementary work surfaces. Fitted hob and raised oven with room for a freestanding fridge freezer.

### Bedroom One.

A double bedroom with room for freestanding wardrobes, a dressing table and space for a king-size bed. There is direct access into the Jack and Jill shower room.

### Shower Room.

Jack and Jill shower room include a walk-in shower with a pull-down seat, wash hand basin and WC.

### Bedroom Two.

A double bedroom with room for free standing wardrobes, a dressing table and further free standing furniture if required.

### Rowanberries Facilities.

Hair Salon, Residents lounge, Library, Garden room, Landscaped Gardens, Assisted bathrooms, Bistro, Car park, Buggy Store.

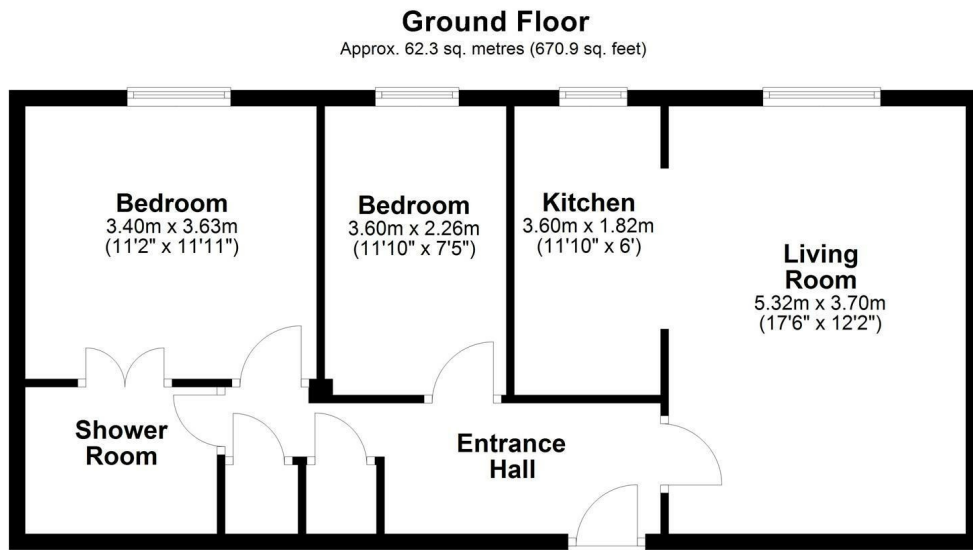
### Agent Notes.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. 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 quoted for guidance only as are floor plans 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 the purpose.









Total area: approx. 62.3 sq. metres (670.9 sq. feet)

