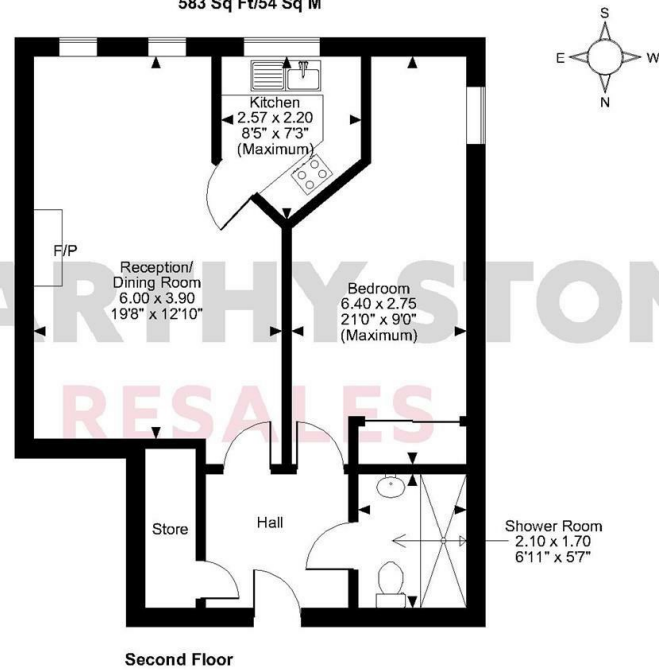


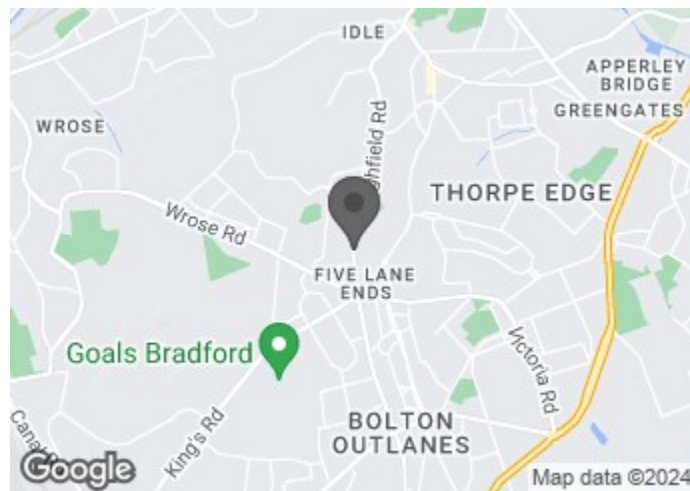
Jowett Court, Highfield Road, Bradford  
 Approximate Gross Internal Area  
 583 Sq Ft/54 Sq M



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>87</b>	<b>88</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**

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**McCARTHY STONE**  
**RESALES**

**29 JOWETT COURT**  
 HIGHFIELD ROAD, BRADFORD, BD10 8DF



An airy upper ground floor one bedroom apartment benefitting from dual Juliet balconies off the lounge. Situated in this friendly and popular MCCARTHY STONE age exclusive development for the OVER 60'S. Great local amenities and transport links.

**PRICE REDUCTION**

**ASKING PRICE £154,950 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# JOWETT COURT, HIGHFIELD ROAD, IDLE,

# 1 BEDROOMS £154,950

## SUMMARY

Jowett Court was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 57 one and two-bedroom retirement apartments for the over 60s.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. The apartments boast Sky+ connection points in the lounge of each apartment and security door entry systems.

There's 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 laundry room, homeowners lounge and other communal areas are also covered in the service charge.

The gorgeous communal lounge is the ideal place to socialise with fellow residents, family & friends. It also includes a desk area with computer and printer and a large TV screen. A battery scooter store is available and car parking is available for homeowners. The simply stunning fully maintained landscaped gardens incorporate seating areas, pathways, raised vegetable beds and potting shed for those homeowners who wish to utilise them. There is a lift, laundry room, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

Jowett Court is situated in an enviable location on Highfield Road, to the south west of Idle village centre and close to Enterprise Five retail park. Jowett Court is conveniently located for shopping facilities. The local Post Office, hairdresser, barber shop, fish & chip shop, bakers, convenience store and dentist are close by on Highfield Road. Pharmacy, opticians and a

supermarket can all be found at the Enterprise Five retail park on Enterprise Way. Jowett Court is ideally situated with good transport links. The nearest bus stops are located on Highfield Road just outside Jowett Court and provide bus service in and around Idle as well as routes into Shipley and Bradford City Centre and the New Broadway Shopping Centre. Nearest train station is 2.3 miles away at nearby Apperley Bridge Station.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Situated in the hall are illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. From the hallway there are doors to the lounge, bedroom and bathroom. Additionally, there is a walk-in storage cupboard/airing cupboard which houses the boiler.

## LIVING ROOM

Spacious lounge with ample room for dining has the benefit of a two glazed patio doors opening to Juliet balconies, allowing lots of fresh air and natural light. TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. Modern fireplace with electric fire provides a nice focal point. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Well equipped modern kitchen with a range of low and eye level units and drawers with worktop. Stainless steel sink with mono lever tap, drainer and window. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

## BEDROOM

Double bedroom with double glazed window. Built in mirror fronted double wardrobe, as well as very useful additional built in wardrobes. TV and phone point, ceiling light, fitted carpets and raised electric power sockets.

## SHOWER ROOM

Fully fitted suite comprising a walk in shower cubicle, WC, vanity unit with sink and mirror above with light. Heated towel rail and emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

- 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 service charges please contact your Property Consultant or House Manager.

Service charge: £2,534.64 per annum (for financial year ending March 2025)

## CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

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.

## LEASE INFORMATION

Lease Length: 125 years from Jan 2012

Ground rent: £425 per annum

Ground rent review: Jan-27

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

