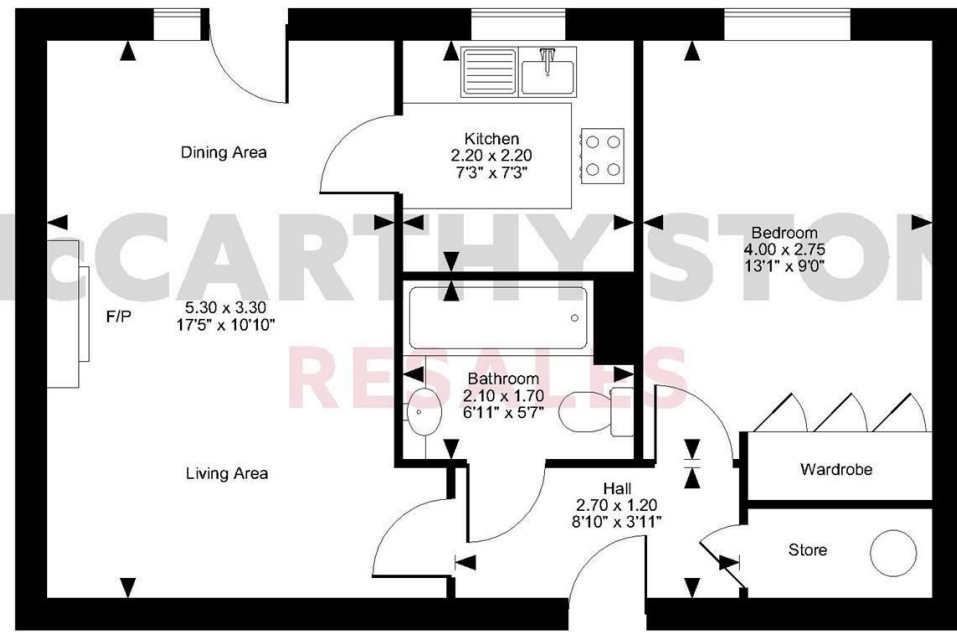
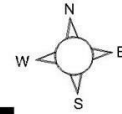


Jowett Court, Highfield Road, Bradford
 Approximate Gross Internal Area
 480 Sq Ft/45 Sq M



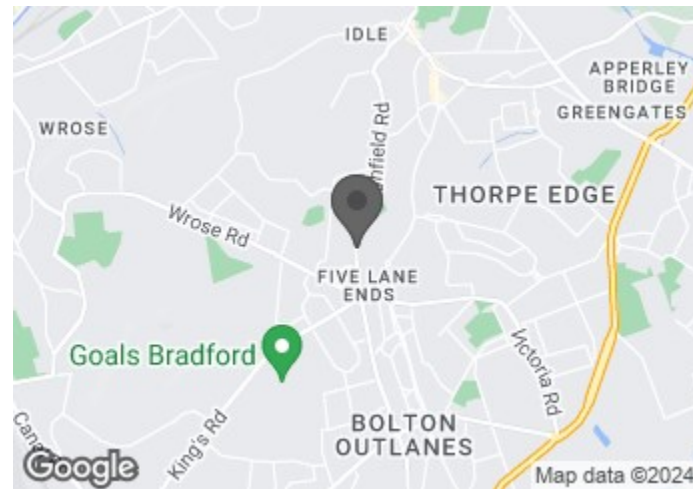
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

20 JOWETT COURT HIGHFIELD ROAD, BRADFORD, BD10 8DF



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A GARDEN FACING one bedroom ground floor apartment with a WALK ONTO PATIO, a MUCH sought after development with on site HOUSE MANAGER, conveniently located for SHOPPING FACILITIES and LOCAL AMENITIES, with good TRANSPORT links and a bus stop outside JOWETT COURT.

ASKING PRICE £159,950 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

JOWETT COURT, HIGHFIELD ROAD, IDLE, BRADFORD

1 BED | £159,950

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 large 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 and with some shelving also fitted

LIVING ROOM

Spacious lounge with ample room for dining has the benefit of a French door opening onto a patio, leading onto secluded well maintained gardens. 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 overlooking the gardens. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

BEDROOM ONE

Double bedroom with window offering a garden outlook. Built in mirror fronted double wardrobe. TV and phone point, ceiling light, fitted carpets and raised electric power sockets.

BATHROOM

Fully fitted suite comprising a bath with hand rail and overhead shower, 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

Service charge £2,534.64 per annum (for financial year end 01/04/2025)

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.

CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILIT

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. 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 AND SERVICES

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

