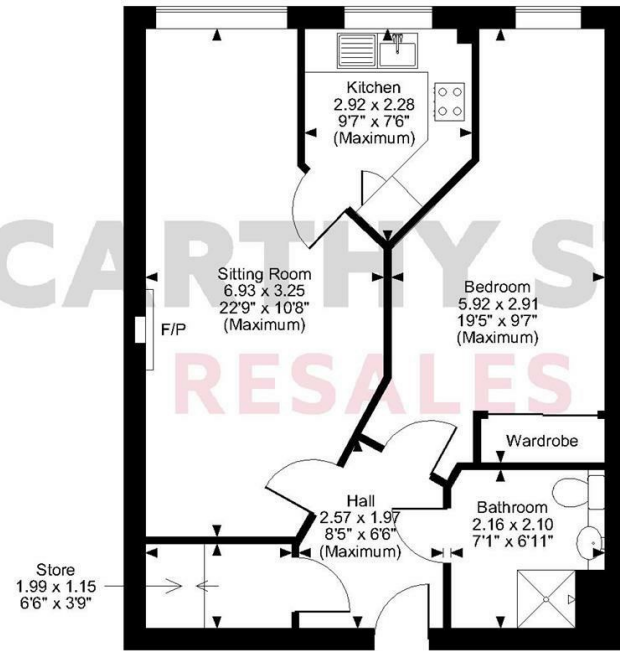
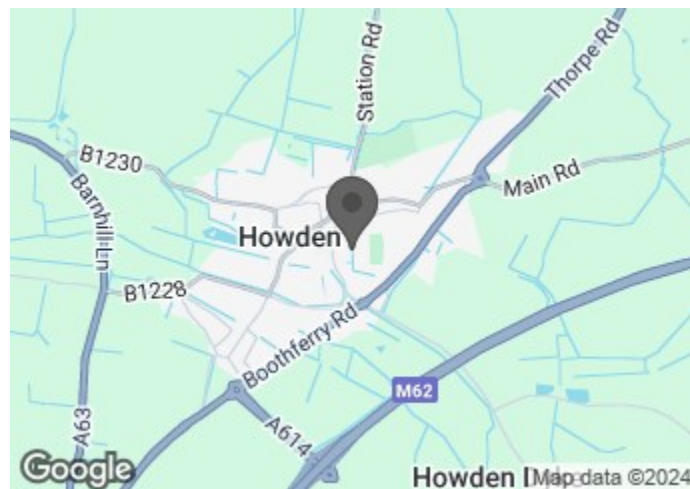


Barnes Wallis Court, Charles Briggs Avenue, Goole  
 Approximate Gross Internal Area  
 551 Sq Ft/51 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**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>			
(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>80</b>	<b>88</b>

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**17 BARNES WALLIS COURT**  
 CHARLES BRIGGS AVENUE, GOOLE, DN14 7FA



A ONE BEDROOM, FIRST FLOOR apartment, situated in a desirable RETIREMENT LIVING development of Barnes Wallis Court for the over 60's. Located in the heart of HOWDEN and conveniently placed for local amenities.

**ASKING PRICE £140,000 LEASEHOLD**

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

# BARNES WALLIS COURT, CHARLES BRIGGS AVENUE, HOWDEN, GOOLE

1 BED | £140,000

## SUMMARY

Barnes Wallis Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 38 one and two-bedroom retirement apartments for the over 60s.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. 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).

## LOCAL AREA

Barnes Wallis Court is situated approximately 100 meters from the small Market Town of Howden, located 17 miles south of York in the East Riding of Yorkshire. The quaint Market

Place boasts a selection of specialty shops, cafes and coaching inns.

There is also a Library, which hosts many local events and functions. There are two supermarkets and a selection of local traders which includes a bakers and butcher. The rail station which is located in North Howden which is 1&1/5 miles from Howden provides direct transport links to Hull, Selby, London and Leeds there is also regular bus service connecting Howden to the surrounding towns and villages.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall where the 24-hour Appello emergency response system is situated, as well as Illuminated light switches, two ceiling lights, smoke detector, security door entry system and door to a walk-in utility/airing cupboard. Doors lead to the lounge, bedroom, and bathroom.

## LOUNGE

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen. A recently installed storage heater.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and under pelmet lighting with recently installed integrated fridge, freezer.

## BEDROOM

Ceiling lights, built in mirrored wardrobe. TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower with grab rail, WC, vanity unit with sink and mirror above.

## SERVICE CHARGE

- 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 is £2497.86 for the financial year ending 31/03/2025. 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 AVAILABILITY

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: 125 years from 1st Jan 2013  
Ground rent: £425.00 per annum  
Ground rent review: 1st Jan 2028

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

