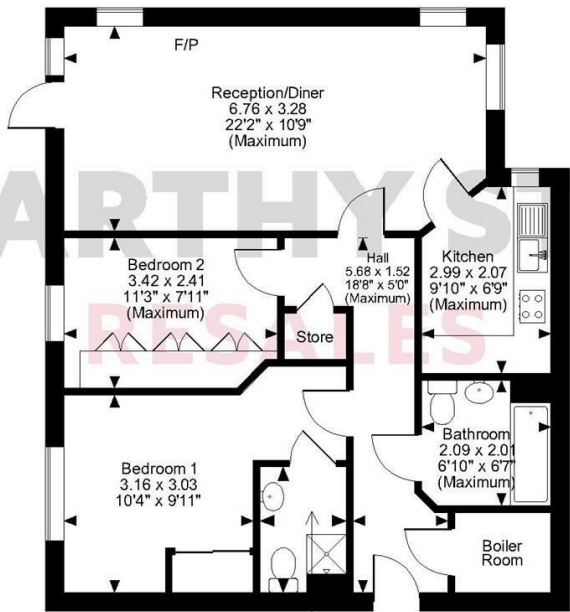


2 Barnes Wallis Court

Charles Briggs Avenue, Goole, DN14 7FA



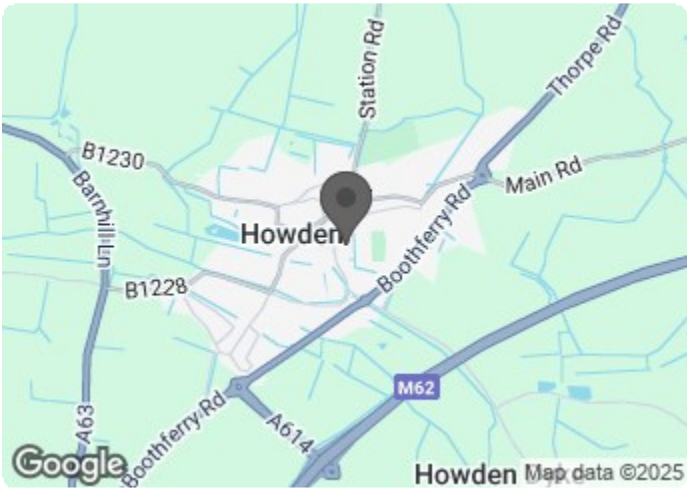
Barnes Wallis Court, Charles Briggs Avenue, Goole  
Approximate Gross Internal Area  
733 Sq Ft/68 Sq M



Ground 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £225,000 Leasehold

A TWO BEDROOM GROUND FLOOR apartment with access to PATIO AREA in a desirable RETIREMENT LIVING DEVELOPMENT for the over 60's in the heart of HOWDEN, conveniently placed for all local amenities and ideally located for access to J37 of the M62.

Call us on 0345 556 4104 to find out more.

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

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.





# Barnes Wallis Court, Charles Briggs Avenue, Howden, Goole

## Barnes Wallis Court

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 is also home to the Shire Hall, 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 emergency response system is situated, as well as Illuminated light switches, smoke detector, security door entry system and door to a walk-in utility/airing cupboard. Doors lead to the lounge, bedrooms, and bathroom.

## Lounge

This dual aspect spacious lounge has patio doors leading onto a

patio area. There is ample space for a dining table. An electric fire with feature surround provides an attractive focal point to the room. There are TV and telephone points, fitted carpets, raised electric power sockets and a central ceiling light. A partially glazed door leads into the separate kitchen.

## Kitchen

This generously sized kitchen has a range of modern low and eye level units and drawers with a granite effect roll top work surface. Stainless steel sink with mono lever tap and drainer along with integrated appliances including a raised level electric Hotpoint oven and four ring electric hob with Stainless Steel chimney style extractor hood above and fridge and freezer.

## Bedroom One

Double bedroom with window overlooking the development. This room has the benefit of a mirrored wardrobe fully fitted with hanging rails and shelving. Fitted carpets and raised electric power sockets.

## En-suite

Fully tiled and fitted with suite comprising of level access shower with glass screen and hand rail. WC, wash basin and mirror above. Shaving point, heated chrome effect hand towel rail and emergency pull-cord.

## Bedroom Two

Double second bedroom which could be used as a study/hobby or dining room. Fitted carpets, raised electric power sockets and window overlooking the development. A built in wardrobe lines one wall.

## Bathroom

Fully tiled and fitted with suite comprising of panelled bath with shower and glass screen and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, heated chrome effect hand towel radiator and emergency pull-cord.

## 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

# 2 bed | £225,000

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £4,471.44 per annum (for financial year ending 31/03/2026)

## 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: 125 years from 1st Jan 2013  
Ground rent: £495 per annum  
Ground rent review: 1st Jan 2028  
Managed by: McCarthy and Stone Management Services  
It is a condition of the purchase that the resident meets the minimum age requirement of 60+

## Additional Information & Services

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

