

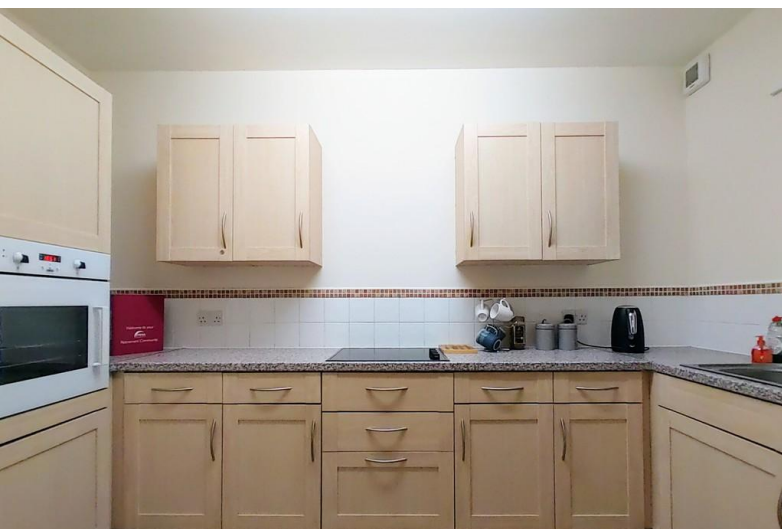


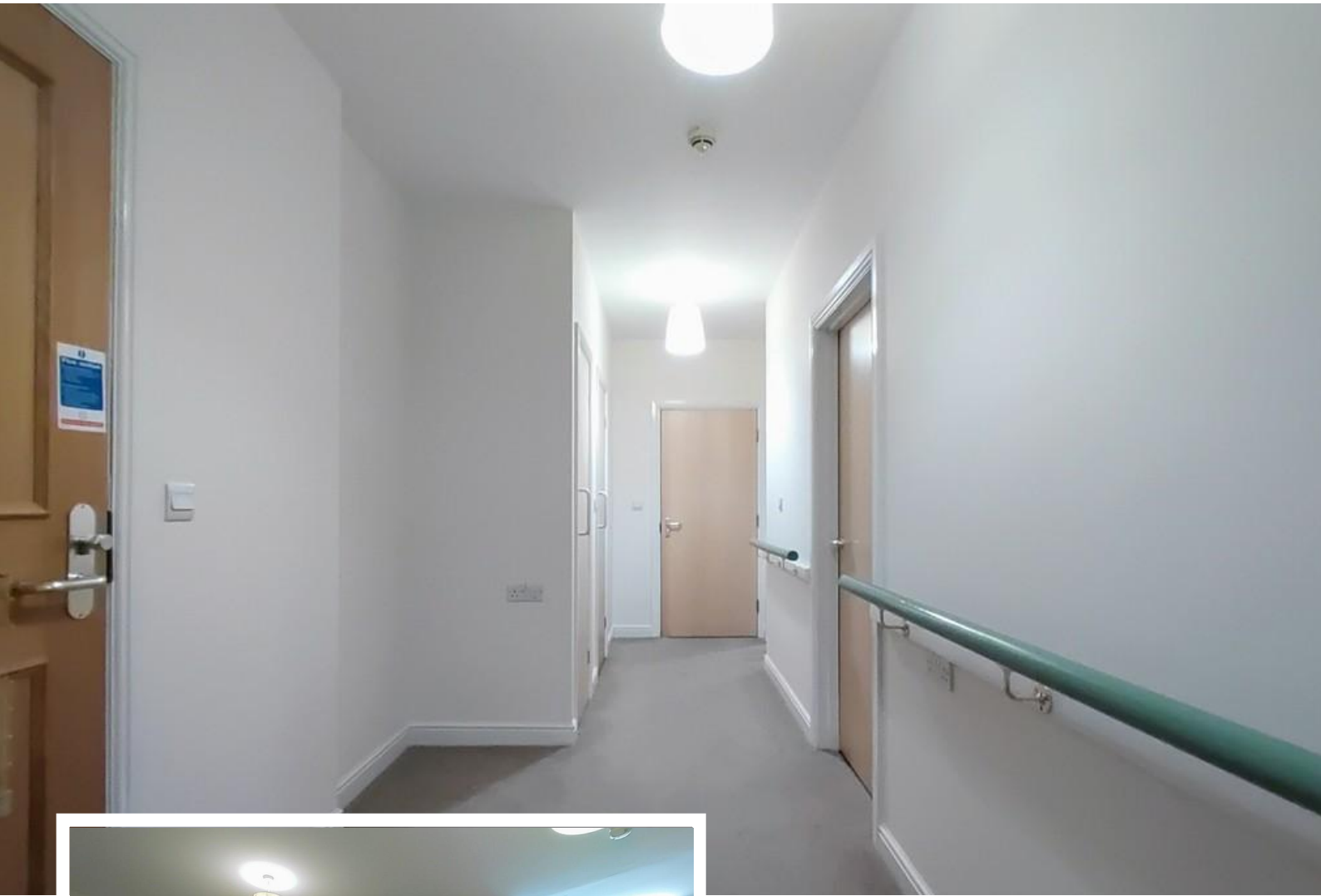
## Baldwin Lane

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- FULLY ACCESSIBLE
- WET ROOM

**£85,000**

EPC Rating '83'

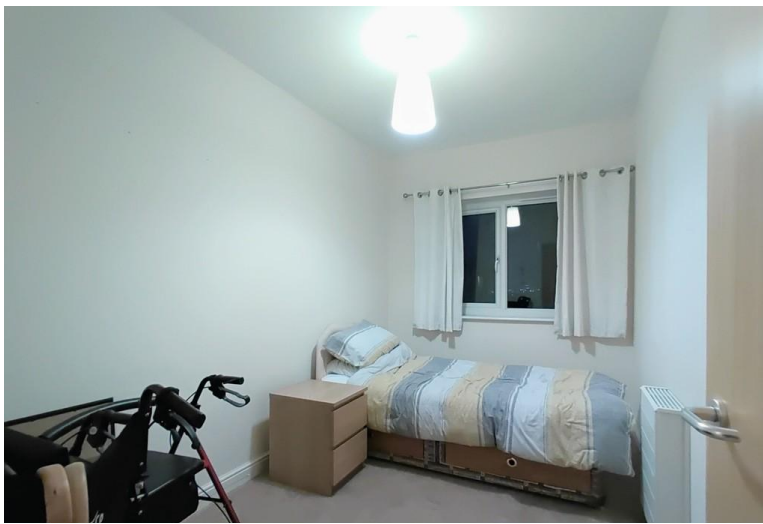




## Property Description

**\*\* SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT \*\* OVER 55'S RETIREMENT PROPERTY**  
**\*\* 100% OWNERSHIP \*\* SECURE INTERCOM ENTRY**  
**\*\* This well presented, 'accessible' apartment offers fully independent living with the option of care facilities at an additional cost, if required. There are communal lounge's, a cafe, superb gardens and shared parking, along with an open aspect to the rear and a pleasant outlook. In 'ready to move in' condition, having been redecorated recently and available with no chain. Monthly service charge and ground rent apply, please see below. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom.**

The monthly service charge covers communal area cleaning and maintenance, external window cleaning, heating, water, hot water, sewerage, buildings insurance and estate management. Rowanberries is located in the village of Clayton, with easy access to bus routes, village amenities and borders open countryside.



The apartment is located on the ground floor and is fully accessible.

Lease Remaining - 110 Years  
Service Charge - approx. £480 per month  
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.

**LEASEHOLD**  
**COUNCIL TAX BAND C**

#### ENTRANCE HALL

17' 9" x 6' 4" (5.41m x 1.93m) A spacious entrance hall with two sizeable storage cupboard with shelving. Doors off to the lounge, both bedrooms and bathroom. Telephone intercom.

#### LOUNGE

17' 5" x 12' 2" (5.31m x 3.71m) Central heating radiator, window to the rear elevation and an opening to the kitchen. A good-sized room with ample space for a dining table.

#### KITCHEN

11' 8" x 6' 0" (3.56m x 1.83m) Fitted kitchen with a good range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric oven & grill, four ring hob, extractor and a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine and space for a fridge-freezer. Window to the rear elevation.

#### BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m) Central heating radiator, window to the rear and double doors to the shower room.

#### BEDROOM TWO

11' 8" x 7' 4" (3.56m x 2.24m) Window to the rear elevation and a central heating radiator.

#### SHOWER ROOM

7' 8" x 6' 9" (2.34m x 2.06m) A fully functional wet room with a walk-in shower area and seat, thermostatic shower, wall mounted washbasin and WC. Doors to the bedroom and hallway. Central heating radiator.

#### EXTERNAL

Communal garden to the rear with patio seating areas and a car park to the front.





#### **PURCHASE DETAILS:**

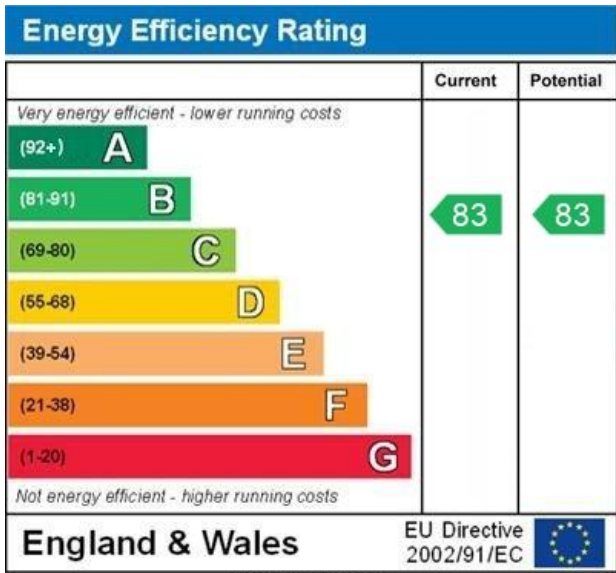
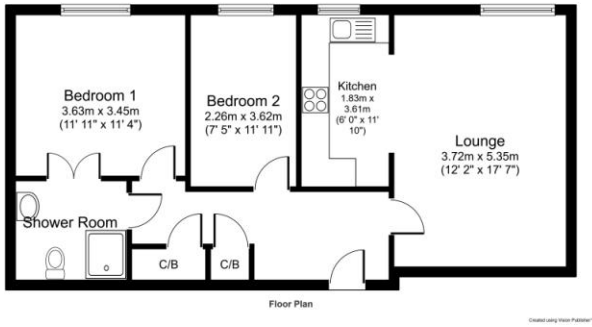
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements