

## 26 Aire Valley Court

Beech Street, Bingley, Yorkshire, BD16 1HR



**PRICE: Offers in Excess of  
£110,000**

**Lease: 125 years from 2002**

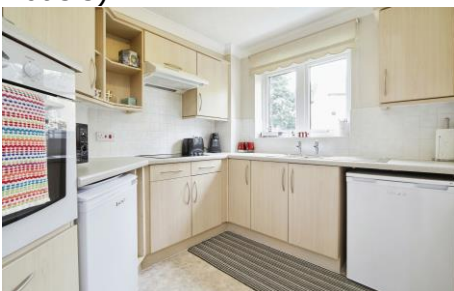
### Property Description:

**A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE LOWER GROUND FLOOR, LOCATED NEAR THE LIFT with A LOUNGE/DINING AREA LOOKING OUT OF THE FRENCH WINDOWS OVER THE JULIETTE BALCONY ONTO THE GARDENS** Aire Valley Court, McCarthy & Stone's Assisted Living Development of one and two bedroom retirement apartments with a battery car store room offers residents the prospect of continued independence in a secure environment.

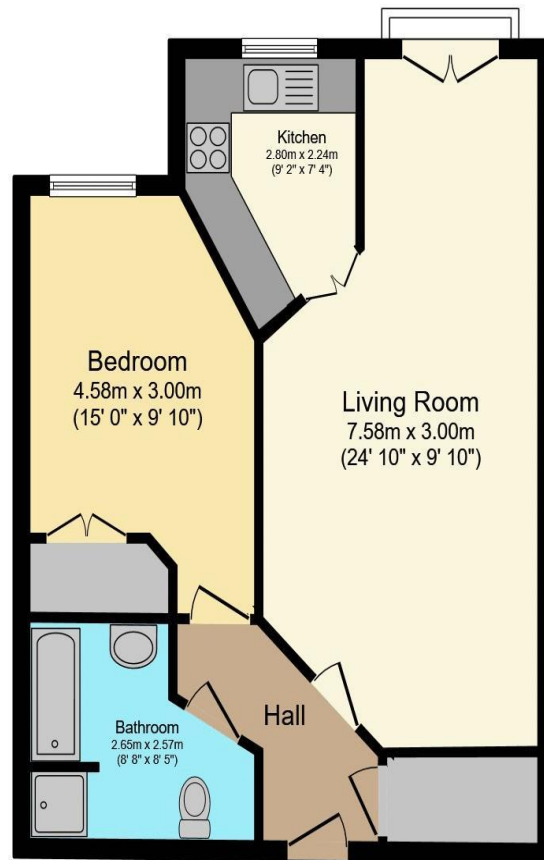
Aire Valley Court is arranged over 4 floors each served by lift. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be over the age of 60 years or such other combined age, at the landlord's discretion. Other features include a hobbies room, library. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Estates Manager & Assistants (24 hour cover)  
Residents' lounge, function room & laundry room  
Communal car parking (on a 1st come basis)

Guest suite and Subsidised Restaurant  
CCTV coverage on main door and battery car room  
Minimum Age 60  
Lease: 125 years from 2002



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 53.5 sq.m. (576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£8,010.87**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Retirement Homesearch Limited, Registered Office:  
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.