



## Apartment 21 Barnes Wallis Court Charles Briggs Avenue

**£138,500**  
**LEASEHOLD**

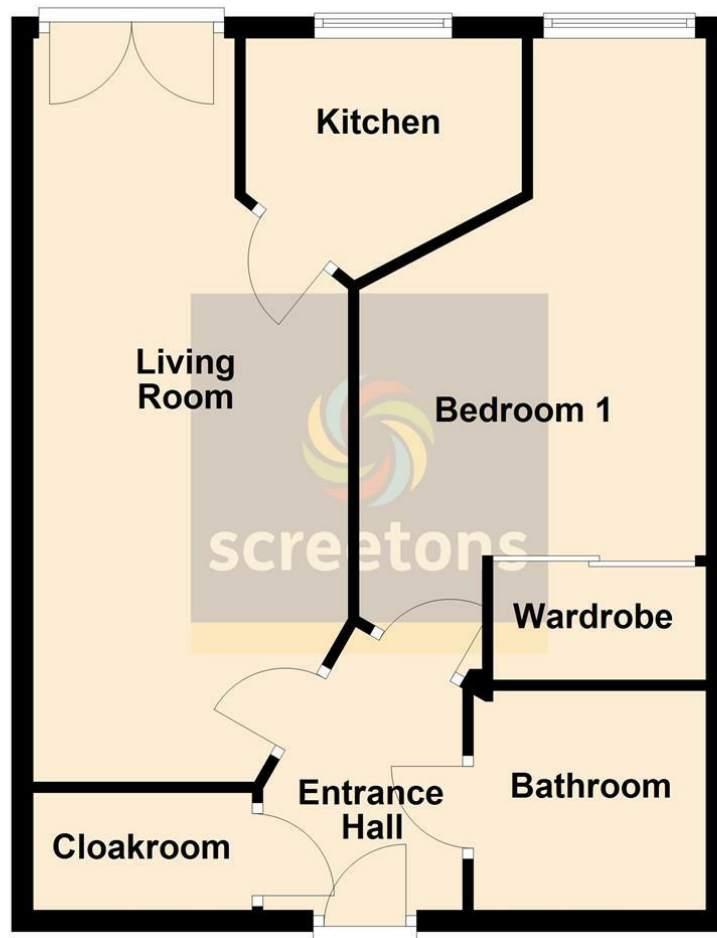
### RETIREMENT LIVING APARTMENT

We are pleased to welcome to the market this well presented, one bedroom first floor apartment measuring approximately 583 sq ft that is immaculately presented and ready for a new owner. The apartment is located within the McCarthy & Stone Retirement Living Development that is designed for the over 60's and is located within the heart of the historic market town of Howden. The property benefits from a dedicated House Manager, a 24 hour state-of-the-art security system, a residents lounge for get-togethers and relaxation, a guest suite for visitors, a mobility scooter store, a laundry room and a 24 hour careline service. The external maintenance, gardening and landscaping are taken care of by McCarthy & Stone. A car parking permit scheme also exists on a first come, first served basis.

**EPC: B**



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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