



Apartment 36, Barnes Wallis Court Charles Briggs Avenue, Howden, DN14 7FA

£136,000

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An opportunity to acquire this well-presented one-bedroom second-floor retirement apartment located within the McCarthy & Stone Development in the heart of Howden town centre. Within easy walking distance of the town's many amenities. The property has the benefit of electric heating and offers accommodation comprising, a bright lounge with Juliet balcony, fitted kitchen, bedroom with fitted wardrobes and modern shower room. Barnes Wallis Court is aimed at the over 60's and offers modern retirement living in a safe environment. LEASEHOLD.

- Well presented second floor apartment
- Over 60's retirement development
- Town centre location close to all amenities
- Lounge with juliet balcony
- One bedroom with fitted wardrobes
- Shower room with walk in enclosure
- Modern and low maintenance
- Communal Lounge
- House manager
- LEASEHOLD

Summary -

Barnes Wallis Court, built by McCarthy & Stone, has been thoughtfully designed and constructed to meet the needs of modern retirement living. The development comprises 38 stylish one- and two-bedroom apartments, exclusively for those aged 60 and over.

A dedicated House Manager is on site during working hours to help with day-to-day matters and ensure everything runs smoothly. There's no need to worry about ongoing upkeep — the service charge covers all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, and security systems.

The cost of heating, lighting, and powering the communal areas — including the laundry room and the welcoming Homeowners' Lounge — is also included. For added peace of mind, the development features a camera entry system and a 24-hour emergency call system.

The Homeowners' Lounge is a perfect place to relax and socialise with friends and family. For overnight visitors, the comfortable Guest Suite is available to book (typically £30 per night including admin fee, subject to availability).

Entrance Hall

4'4" x 10'2"

The front door, fitted with a spy hole, opens into a welcoming entrance hall. Here you will find the 24-hour Appello emergency response system, illuminated light switches, a ceiling light, smoke detector, and a secure door entry system. A walk-in utility/airing cupboard provides excellent storage, housing the hot water boiler and fitted shelving. From the hall, doors lead to the lounge, bedroom, and bathroom.

Lounge

11'2" x 16'3"

A stylish feature electric fireplace creates an attractive focal point, complemented by TV and telephone points, ceiling light, a wall-mounted electric heater, and raised power sockets. The room is finished with fitted carpets and enjoys an abundance of natural light from the Juliet balcony with double doors. A partially glazed door leads through to the separate kitchen.

Kitchen

8'1" x 6'2"

A fully fitted kitchen featuring attractive Quartz overlay worktops, tiled flooring, and a Carron Sienna ceramic sink with Carron Windsor mixer tap. Appliances include a built-in oven, ceramic hob with extractor hood, integrated fridge and freezer. Under unit lighting and day light, light fitting.

Bedroom

9'5" x 12'3"

The bedroom features a ceiling fan with light, a fitted wardrobe with stylish sliding mirrored doors, TV and telephone points and a wall-mounted electric heater.

Shower Room

5'5" x 7'5"

A modern white suite comprising a fully tiled walk-in shower enclosure with mains shower, vanity wash hand basin and a low flush w.c. Wall mounted heated towel rail. Fully tiled walls and floor. 'Dimplex' wall heater.

FURTHER INFORMATION

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 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.

Annual Service charge £2,980.97 for financial year ending 31/03/2026

Car Parking (Permit Scheme) - 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 Length: 125 years from 1st Jan 2013

Ground rent: £425 per annum

Ground rent review: 1st Jan 2028

Additional Information & Services - • Superfast fibre broadband available

- Access to residents' laundry facility on the ground floor
- Mains water and electricity supply
- Modern electric room heating
- Recently installed boiler (2021)
- Mains drainage

Second Floor





