



Jowett Court, Highfield Road, Idle,

£165,000

- * FIRST FLOOR APARTMENT * ONE BEDROOM * NO ONWARD CHAIN * OVERLOOKING GARDENS *
- * POPULAR RETIREMENT DEVELOPMENT * SECURE ENTRY SYSTEM *

Built by retirement development specialists McCarthy & Stone, is this one bedroom first floor apartment. Available with no onward chain and forms part of this sought after select development for the over 60s.

Offering both private and community living.

Close to amenities and offers very comfortable accommodation.



Communal Entrance

With lift to first floor.

Reception Hallway

Lounge

17'4" x 12'8" narrowing to 8'9" (5.28m x 3.86m narrowing to 2.67m)
With modern electric fire, electric heater and Juliet style balcony.

Kitchen

7'10" x 5'7" (2.39m x 1.70m)
Modern oak effect wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge & freezer, part tiled walls.

Bedroom One

12'6" x 8'7" (3.81m x 2.62m)
With built in wardrobes, electric heater.

Bathroom

Three piece modern white suite, part tiled walls.

Directions

From our office in Idle village proceed straight up the High Street, at the top take the left onto Highfield Road, Jowett Court will be seen shortly before reaching Five Lane Ends roundabout, on the right hand side.

TENURE

Leasehold. We understand the length of the lease is 125 years from 2012. Ground Rent is £425 per annum. Service Charge is £2766.24 per annum.

Council Tax Band

B / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

