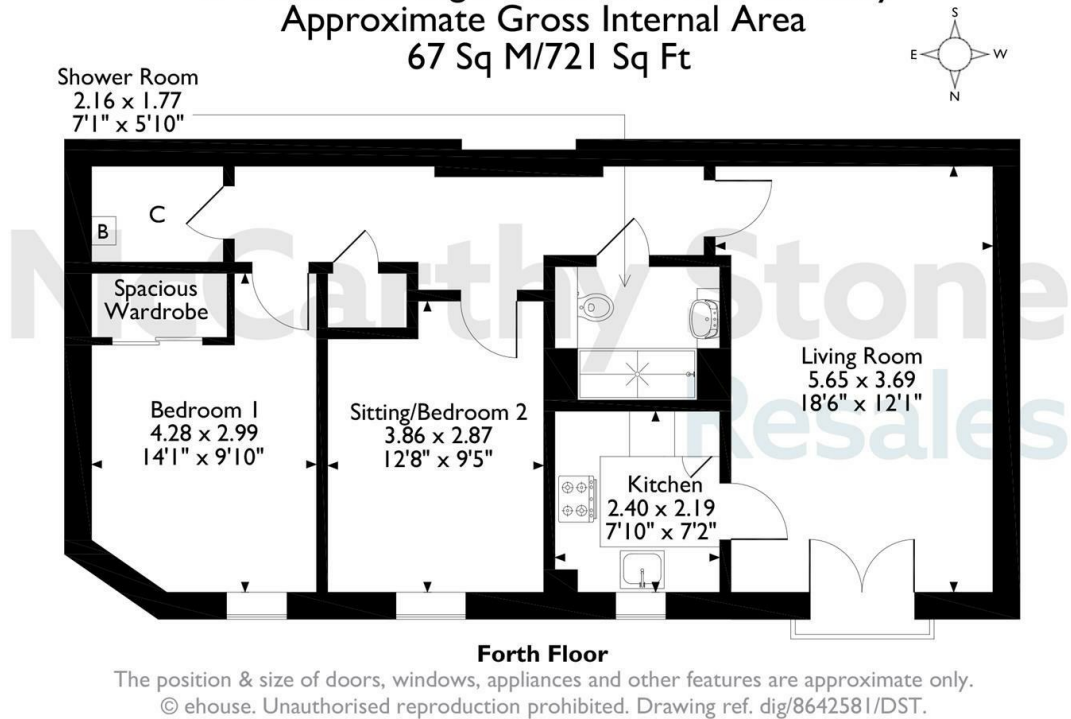


49 Beckett Grange, Berneslai Close, Barnsley
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

49 Beckett Grange
Berneslai Close, Barnsley, S70 2HA



PRICE REDUCTION
Asking price £259,950 Leasehold

A beautifully presented two bedroom penthouse corner apartment, with a Juliet balcony and distant views over the car park and side gardens. ~Pet friendly & Energy efficient ~ Must be seen to be appreciated ~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



Beckett Grange, Barnsley

Summary

You'll find a warm welcome in Barnsley - a charming and popular Yorkshire town with everything you could ever need close by - as well as a friendly and inviting community spirit that will soon make you feel part of the neighbourhood.

McCarthy & Stone Beckett Grange is an almost new development of beautifully appointed apartments designed and built to offer you the very best in contemporary retirement living.

This two bedroomed apartment is wonderfully spacious, with a comfortable bright and airy feel - perfectly complemented by a modern and tasteful decor.

You'll find the very best in fixtures and finishes, with high-end kitchen appliances and a host of integrated security and design features, created to provide you with the highest levels of comfort and convenience.

You'll also find a comfortably appointed on-site Communal lounge where you can get together with your neighbours, make new friends, enjoy events, activities and regular coffee mornings or simply relax and enjoy the day. Regular outside events and barbecues are held on the patio, surrounded by landscaped gardens.

Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

Lounge

A spacious lounge with the benefit of a Juliet balcony



overlooking communal landscaped gardens and car park. There is ample space for dining. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Stylish fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and integrated fridge, freezer and under pelmet lighting.

Main Bedroom

A bright and spacious double bedroom. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Mirror fronted wardrobe with plenty of hanging and storage space.

Second Bedroom

A double sized second bedroom suitable for a number of additional uses such as a dining room, hobby room or study.

Shower Room

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above, and heated towel rail

Service Charge

- Visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas



2 Bed | £259,950

- 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. Find out more about service charges please contact your Property Consultant or House Manager.
- The service charge is £4,425.24 for financial year ending 28/02/2027.
- Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Lease: 999 years from 1st Jan 2019

Ground rent: £495 per annum

Ground rent review: 1st Jan 2034

Managed by: McCarthy and Stone Management Services

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



PRICE
REDUCED