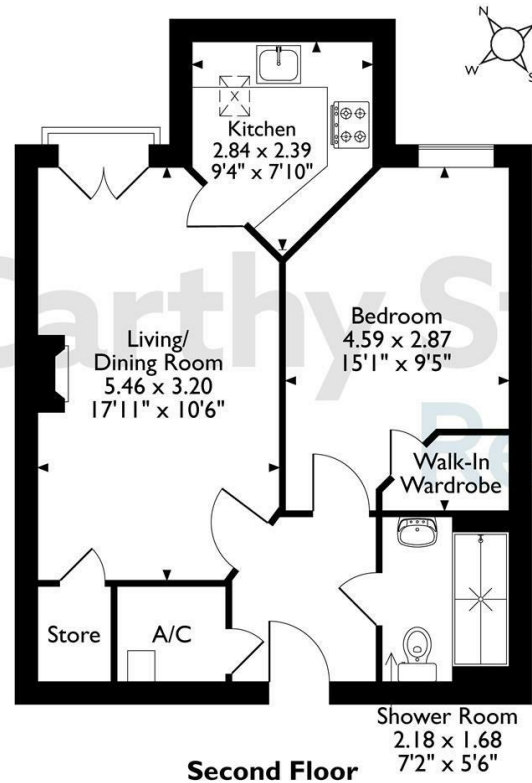


Companions Court, Apartment 33, Companions Close, Rotherham  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**33 Companions Court**

Companions Close, Rotherham, S66 1BL



**Asking price £165,000 Leasehold**

A ONE BEDROOM SECOND FLOOR apartment with JULIET BALCONY with a peaceful North facing outlook. MCCARTHY STONE Retirement Living development for the OVER 60'S. Close proximity to the Tanyard shopping complex and bus service.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**

# Companions Close, Wickersley, Rotherham

1 bed | £165,000

## Companions Court

Companions Court is situated in the popular village of Wickersley. The development consists of 39, one and two bedroom apartments which have been designed and constructed by McCarthy Stone, specifically with later living needs in mind.

The development sits within attractive communal gardens with a paved seating area and gated private car park. The development has lift access to all floors and benefits from a communal homeowners lounge, mobility scooter charging room and guest suite for when friends and family wish to extend their stay (usually for a fee of £25 per night - subject to availability). The communal homeowners lounge is a great place for socialising with friends, family and neighbours and where many of the social events take place.

There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. There is also the benefit of a dedicated House Manager who is on site during their working hours (Mon-Fri) to take care of the running of the development.

## Local Area

Situated in the village of Wickersley, the development is conveniently located near a variety of amenities including a Post Office, CO-OP supermarket, butcher, baker, 3 doctors surgeries, a selection of pharmacies, dentists, optician, several hair salons and ladies

boutiques. There is also a selection of restaurants, coffee shops and pubs for relaxing and socialising. A Morrisons superstore is approximately 1.5 miles away. There is a bus stop approximately 160 yards off the development which takes you to both Rotherham and Sheffield and buses in the other direction will take you to Thurcroft, Maltby, Worksop and Doncaster. The M18 is just 1.5 miles keeping you easily connected to the north and the south.

For those that enjoy the outdoors, you can enjoy the local bowls, cricket and golf clubs – there are also some beautiful walks within the surrounding area having nature at your fingertips.

## Entrance Hall

Front door with spy hole and letterbox  
24-hour emergency pull-cord system and door entry system  
Walk-in storage/airing cupboard.  
Doors to Living room, bedroom and shower room

## Living room

Spacious and beautifully decorated living room with a North facing Juliet balcony. Very useful room off the lounge for storage. A focal point fireplace gives the room a cosy feel. TV and telephone point, raised level power sockets, 2 ceiling lights and electric storage heater. Partially glazed door to separate kitchen

## Kitchen

Fully fitted kitchen with a modern style. Stainless steel sink and drainer unit with mono lever tap with window above. Under counter double fan oven, 4 zone ceramic hob with extractor hood over, integrated fridge and freezer. Power sockets, under counter lighting

## Bedroom

Spacious bedroom with a double glazed window. Walk-in wardrobe housing shelves and hanging rails TV and

telephone points, raised level power sockets, central ceiling light and wall mounted electric heater

## Shower room

Partially tiled walls and tiled flooring  
Double size shower cubicle with glass screen, hand rail and adjustable shower head  
WC and vanity unit with wash basin  
Mirror, shaving light, electric heated towel rail, extractor fan and emergency pull-cord

## Car parking

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Service Charge (Breakdown)

- House Manager
- 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 the service charges please contact your Property Consultant or House Manager.

The annual Service charge is £2,874.04 for the financial year ending 30/09/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Lease Information

Lease: 125 years from 1st Jan 2016  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2031  
Managed by: McCarthy Stone Management Services  
It is a condition of purchase that residents must meet the age requirement of 60 years or over

