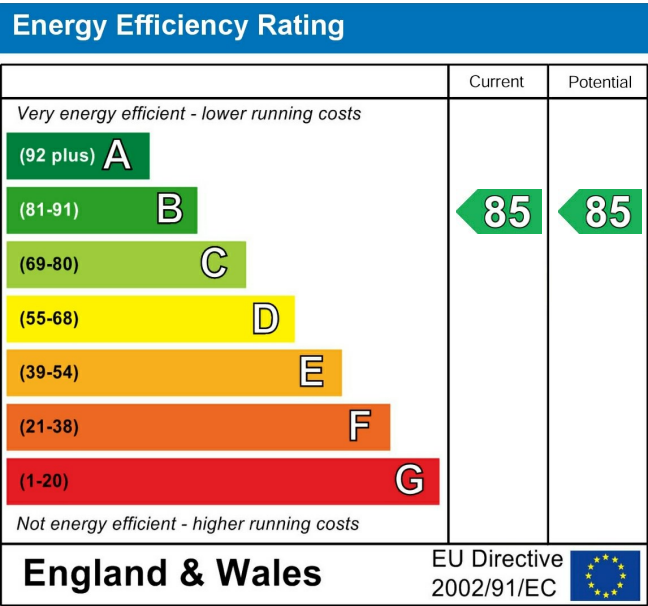
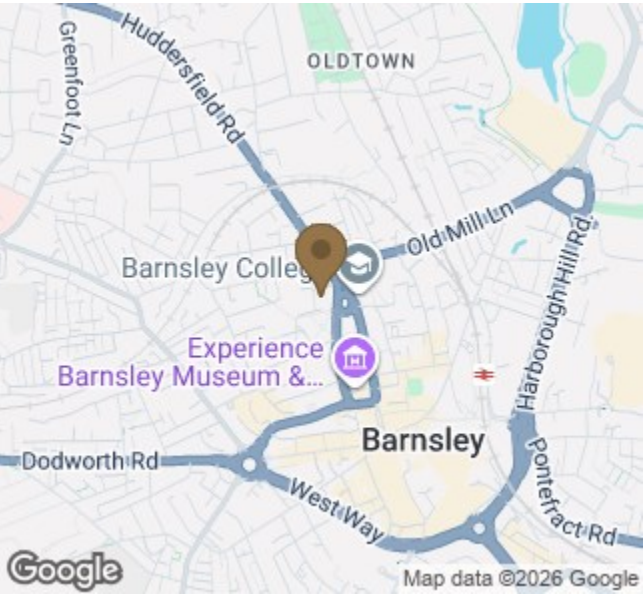
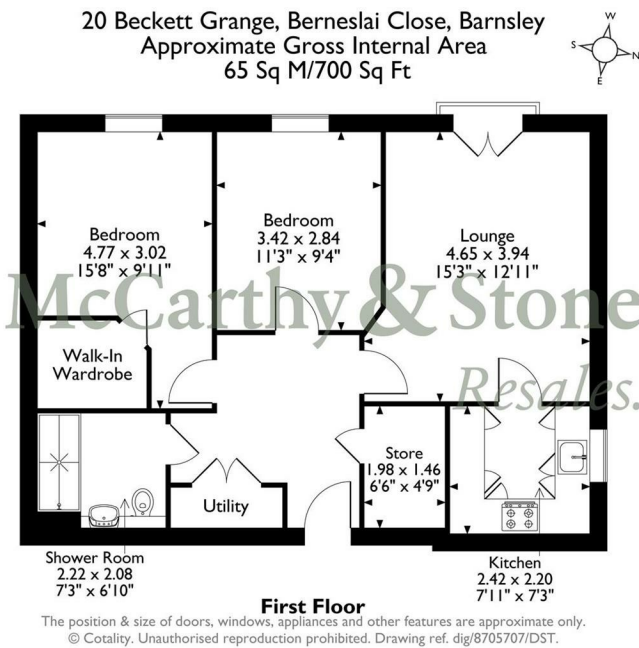




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



20 Beckett Grange

Berneslai Close, Barnsley, S70 2HA

2 1 Council Tax Band: A

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 20 Beckett Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £259,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom corner apartment
- Second floor with Juliet Balcony and west facing aspect
- Modern fitted kitchen
- Contemporary shower room
- Over 60's retirement development
- Landscaped gardens
- Welcoming homeowners lounge
- House Manager
- Emergency call system
- Guest suite for visiting family & friends

McCarthy & Stone
Resales.

20 Beckett Grange, Barnsley

2 | 1 | Asking price £259,000

Summary

Enjoy contemporary retirement living at Beckett Grange, a welcoming development of 49 beautifully appointed one- and two-bedroom apartments exclusively for the over-60s. Situated in the historic Yorkshire town of Barnsley, with shops and local amenities close by, it offers a friendly community and thoughtfully designed homes that combine style, comfort and convenience.

An on-site House Manager provides added reassurance, while the comfortable homeowners' lounge offers opportunities to meet neighbours, enjoy coffee mornings and take part in optional social activities. Outside, landscaped gardens and a communal patio provide inviting spaces to relax and enjoy outdoor gatherings and barbecues. Well-behaved pets are welcome.

Local Area

Beckett Grange is well placed to enjoy Barnsley's range of shops, cafés and leisure facilities. The town centre offers the historic Barnsley Market and The Glass Works, with shopping, restaurants and a cinema. Supermarkets, libraries and a railway station provide everyday convenience, while Locke Park offers green space for leisurely walks. The surrounding area also provides opportunities to explore the Trans Pennine Trail and the Peak District.

Apartment Overview

This well presented two bedroom retirement property offers comfortable and practical living. The large lounge is bright and welcoming, featuring a Juliet balcony that provides an attractive outlook and allows plenty of natural light into the room. The Primary bedroom benefits from a large walk in wardrobe, providing excellent storage and keeping the bedroom itself uncluttered. The second bedroom is versatile and can be used as a bedroom, hobby room or additional living space. It is currently being used as a dining room, making it an ideal space for entertaining or enjoying meals. The property has a well appointed bathroom with a walk in shower, complete with a glass shower panel and handrail for added convenience and peace of mind. There is also a vanity sink basin with a light up mirror above. For additional storage, there are two useful store cupboards located in the main hallway, providing convenient space for household essentials. Overall, this property offers a

comfortable and adaptable retirement home, combining generous living space, excellent storage and practical features designed for easy everyday living.

Social Lifestyle

The Communal Lounge is at the heart of the community at Beckett Grange and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Beckett Grange is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24-hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Service Charge: £4,425.24 per annum (up to financial year end 28/02/2027).

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

Leasehold information

Lease length: 999 years from 2019

Ground rent: £495 per annum

Ground rent review: Jan 2034

Managed by: McCarthy and Stone Management Services

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

Moving Made Easy

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 speak with our Property Consultant today.

