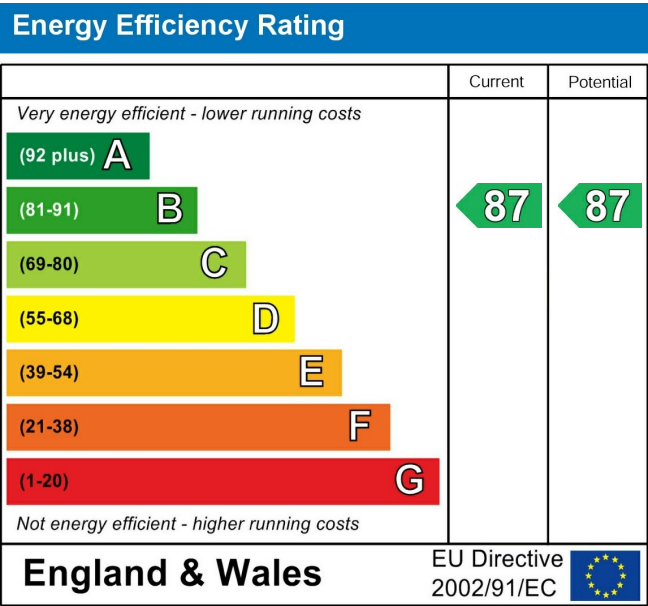
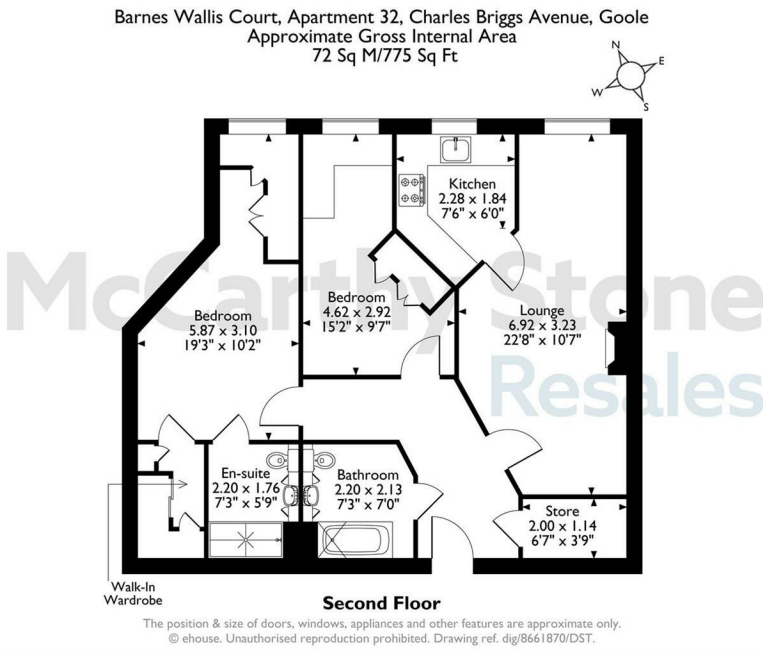




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Registered in England and Wales No. 10716544



32 Barnes Wallis Court

Charles Briggs Avenue, Goole, DN14 7FA

2 2 Council Tax Band: C

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 32 Barnes Wallis Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

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

Why you'll love living here:

- House Manager on-site
- 24-hour Careline & Camera door entry system
- Homeowners communal lounge
- Lovely landscaped gardens
- Guest suite for visiting family & friends
- Laundry room & Mobility scooter store
- Energy efficient
- Two bedroom second floor apartment
- Part exchange available
- Call 0345 556 4120 to arrange a viewing

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

32 Barnes Wallis Court, Goole

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.

Summary

Barnes Wallis Court by McCarthy Stone is a purpose-built Retirement Living development of 38 one and two-bedroom apartments for the over-60s. A dedicated House Manager is on site during working hours, providing day-to-day support and extra peace of mind.

The service charge removes the hassle of upkeep and running costs, covering:

- External maintenance, gardening and landscaping
- External window cleaning
- Buildings insurance and water rates
- Security systems
- Energy costs for the laundry room, Homeowners' Lounge and other communal areas

For security and reassurance, the development features a camera door-entry system and a 24-hour emergency call system.

The Homeowners' Lounge is a welcoming space to relax or socialise with friends and family, and visiting guests can book the on-site Guest Suite (usually around £25 per night, subject to availability).

Local Area

Barnes Wallis Court is situated approximately 100 meters from the small Market Town of Howden, located 17 miles south of York in the East Riding of Yorkshire. The quaint Market Place boasts a selection of specialty shops, cafes and coaching inns.

There is also a Library which is also home to the Shire Hall, which

hosts many local events and functions. There are two supermarkets and a selection of local traders which includes a bakers and butcher. The rail station which is located in North Howden which is 1&1/5 miles from Howden provides direct transport links to Hull, Selby, London and Leeds there is also regular bus service connecting Howden to the surrounding towns and villages.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour Appello emergency response system is situated, as well as Illuminated light switches, two ceiling lights, smoke detector, security door entry system and door to a walk-in utility/airing cupboard. Doors lead to the lounge, bedrooms, and bathroom.

Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

A well-proportioned double bedroom with ceiling lights, TV and telephone points and a generous walk-in wardrobe. A door from the bedroom leads directly to the en-suite shower room for added convenience and privacy.

En-suite

Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above.

Bedroom Two

A generously sized second bedroom with ample space for furnishings, fitted with ceiling lights and benefitting from TV and telephone points.

Bathroom

Fully tiled and fitted with suite comprising of bath, WC, vanity unit with sink and mirror above.

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



2



2

Asking price £210,000

communal areas

- Buildings insurance

The annual service charge is £4,735.04 for the financial year ending 31/03/2027. 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.

Car Parking (Permit Scheme) subject to availabilit

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: £495 per annum

Ground rent review: 1st Jan 2028

Additional Information & Services

- Superfast broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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