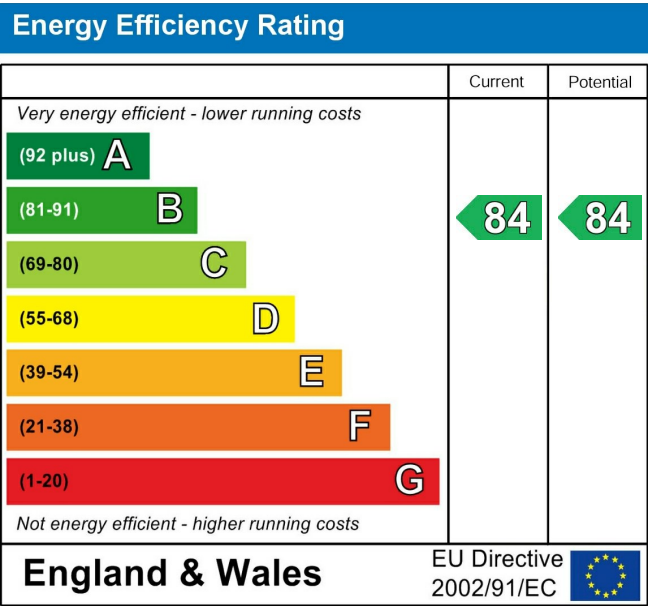
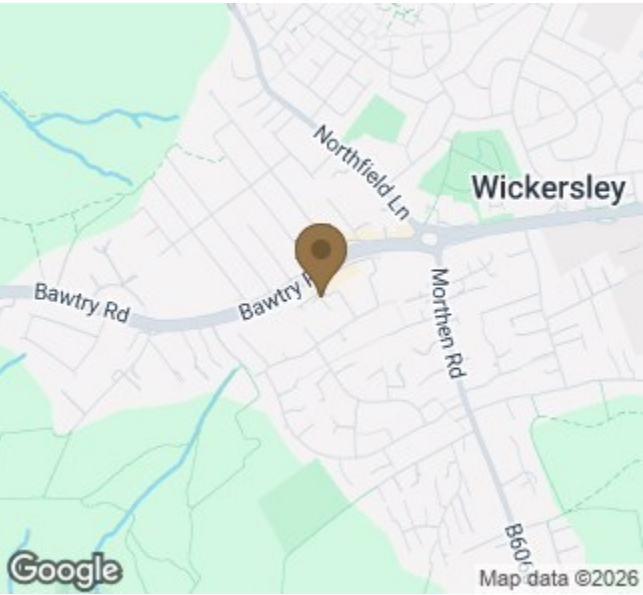
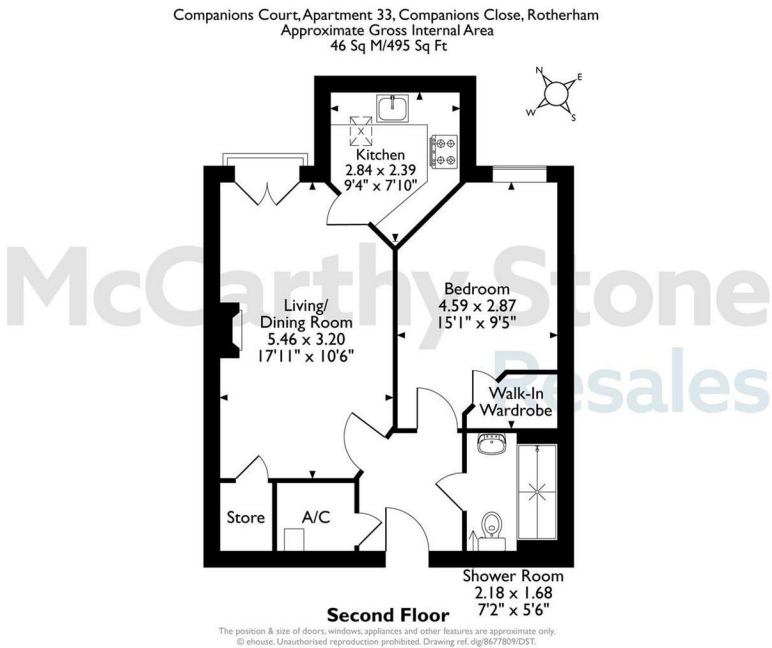




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33 Companions Court

Companions Close, Rotherham, S66 1BL

1 1 **Council Tax Band: B**

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 33 Companions Court could be the ideal place for you. Contact our team to arrange an appointment to view.

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Why you'll love living here:

- One bedroom apartment
- Juliet balcony overlooking the front of the development
- House manager on-site
- Homeowners social lounge
- Within 100 yards of local shops and amenities
- Great transport links nearby
- 24-hour emergency care line
- Lift to all floors
- Guest suite and mobility scooter charging store
- Part-exchange option available

McCarthy & Stone
Resales.

33 Companions Court, Rotherham

 1 |  1 | Offers over £155,000

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 £2,994.04 for the financial year ending 30/09/2027.

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

