



## Apartment 23, Barnes Wallis Court Charles Briggs Avenue, Howden, DN14 7FA

First Floor Apartment | Two Double Bedrooms | No Onward Chain | Assisted Living For Over 60's | En-Suite & Wet Room | Popular Market Town Location | Viewing Highly Recommended

- First Floor Independent Living Apartment
- Electric Heating
- Council Tax Band - C
- Small Market Town Location
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Leased Car Parking Spaces
- EPC Rating - B
- Over 60's McCarthy & Stone Development

**Offers Over £210,000**

Jigsaw Move are pleased to welcome to this delightful first-floor apartment located in the esteemed Barnes Wallis Court on Charles Briggs Avenue, Howden. This modern residence, built in 2013, offers a comfortable living space of 679.6 square feet, making it an ideal choice for those seeking a serene and supportive environment.

The apartment features two well-proportioned bedrooms, including a master suite with the added luxury of an en-suite bathroom. A second bathroom, designed as a wet room, provides convenience and accessibility. The spacious reception room is complemented by a lovely balcony that extends from the lounge diner, perfect for enjoying a morning coffee or an evening breeze.

As part of an independent living community for individuals over 60's, this property is designed to promote independence while offering essential support. The presence of a dedicated house manager ensures that residents have assistance when needed, enhancing the overall living experience.

Residents can enjoy a variety of communal facilities, including a welcoming lounge, a fully equipped kitchen, a laundry room, and a refuse area. The beautifully maintained garden provides a tranquil outdoor space for relaxation and socialising with neighbours.

For those who have visitors, a guest suite is available for a nominal fee of £25 per night and a £5 booking fee, allowing friends and family to stay comfortably. Additionally, the property does have a car park but the spaces are leased for £250 a year and you have to pay £125 every 6 months, adding to the convenience of this lovely apartment.

This property is situated within the popular small market town location of Howden. Howden hosts a range of local amenities including; good local schools, shops, café's, bars restaurants, takeaways, Howden park and transport amenities including train stations which is ideal when commuting to Leeds, York and Hull as it is close to all major networks. Nearby access to the M62 (Hull to Manchester) and the A64 to York, Selby and Hull.

This charming apartment in Barnes Wallis Court is not just a home; it is a community that fosters connection and support, making it an excellent choice for those looking to embrace a fulfilling lifestyle in their golden years.

#### Leasehold Details:

Lease 135 years from 2013 with approx. 123 years remaining

Annual ground rent £495pa and due for review Jan 2028.

Monthly service charge approx. £372.62 (£4471.45pa) includes;

- Cleaning of communal window
- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

## ACCOMMODATION

### Entrance Hall

**Kitchen 4'9" x 8'8" (1.45m x 2.64m)**

**Lounge/Diner 15'11" x 11'5" (4.86m x 3.48m)**

### Balcony

**Bedroom One 15'0" x 9'6" (4.58m x 2.89m)**

**Walk in Wardrobe 6'9" x 3'6" (2.08m x 1.07m)**

**En-suite Bathroom 6'8" x 6'4" (2.02m x 1.93m)**



**Bedroom Two 10'10" x 8'6" (3.30m x 2.60m)**

**Wet Room 6'2" x 4'9" (1.87m x 1.44m)**

### **ANTI-MONEY LAUNDERING (AML) CHECKS**

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

### **COUNCIL TAX**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

### **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

### **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

### **OPENING HOURS**

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **PROPERTY DETAILS**

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

### **VIEWINGS**

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

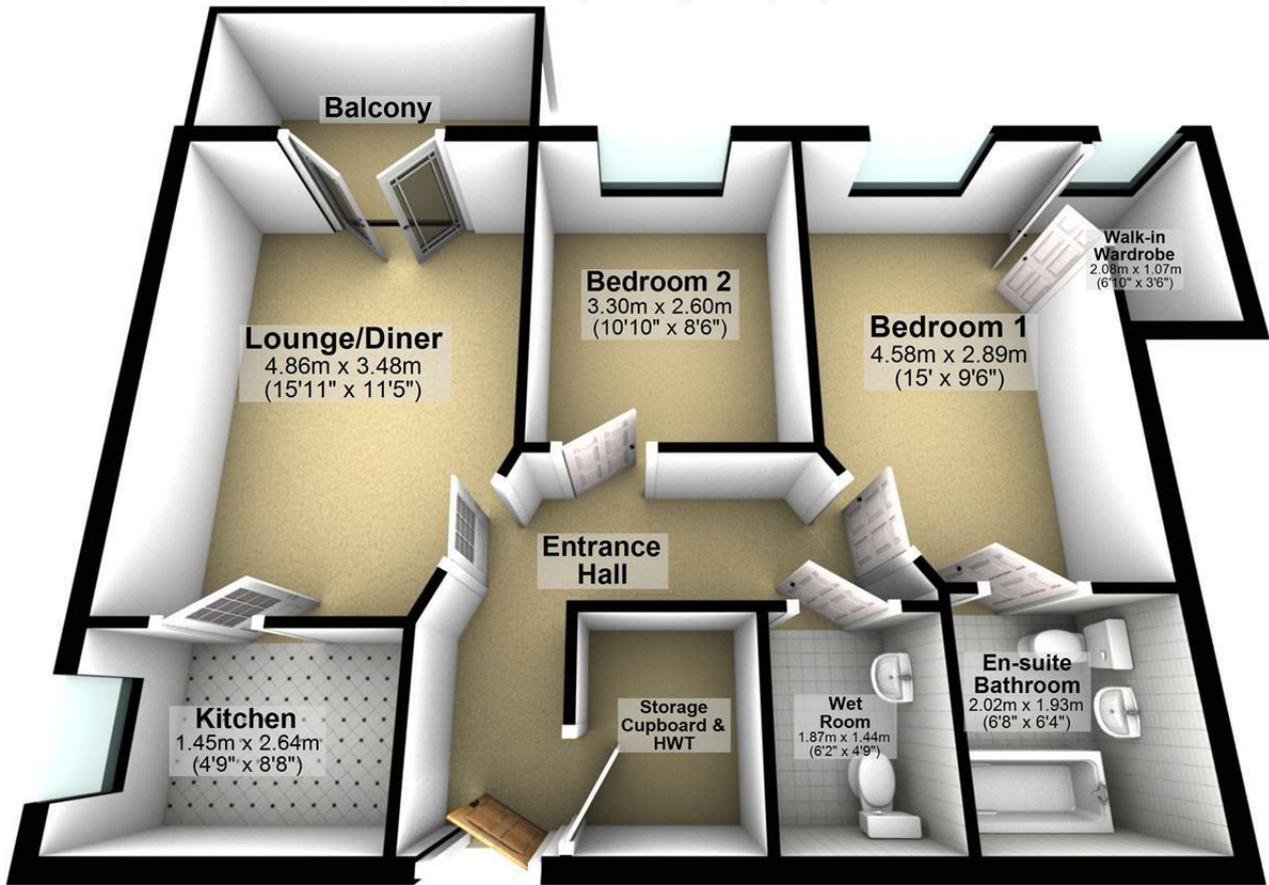
### **WINDOWS**

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



## Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



Total area: approx. 63.1 sq. metres (679.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>85</b>	<b>85</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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