



PRICE GUIDE

£234,995

Berneslai Close

Barnsley, S70 2HA

PROPERTY SUMMARY

Welcome to Beckett Grange, a well-presented independent living development for the over-60s, ideally located within a short walk of Barnsley town centre. Set within a quiet, leafy close and enjoying a pleasant outlook over the Churchfields Peace Gardens, the development offers a peaceful yet convenient setting while allowing residents to maintain their independence with complete peace of mind. Maintained to a high standard throughout, Beckett Grange features a welcoming communal entrance, a comfortable residents' lounge ideal for socialising or relaxing, and attractive landscaped gardens including well-kept front gardens and seating areas. A well-appointed Guest Suite is also available, providing practical accommodation for visiting friends and family.

Ideally positioned less than half a mile from the town centre, the property benefits from easy access to local shops, regular bus services, the bus and train station, and the nearby Peace Gardens, making everyday living both simple and enjoyable. Offered on a long lease and priced for a quick sale, this spacious two-bedroom apartment is well-proportioned and designed with comfort, accessibility, and security in mind. An excellent opportunity for those looking to downsize without compromise in a friendly, well-regarded development.

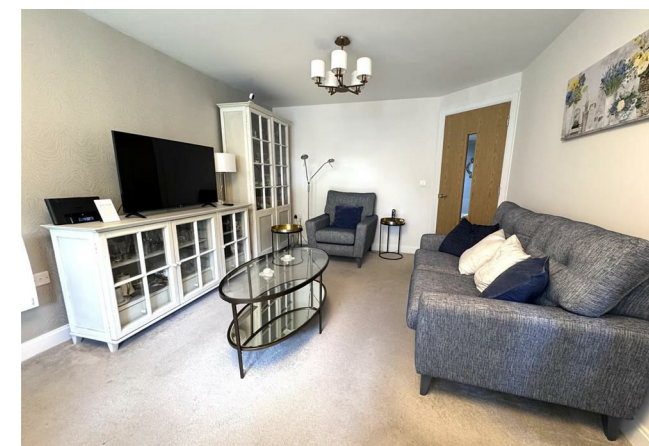
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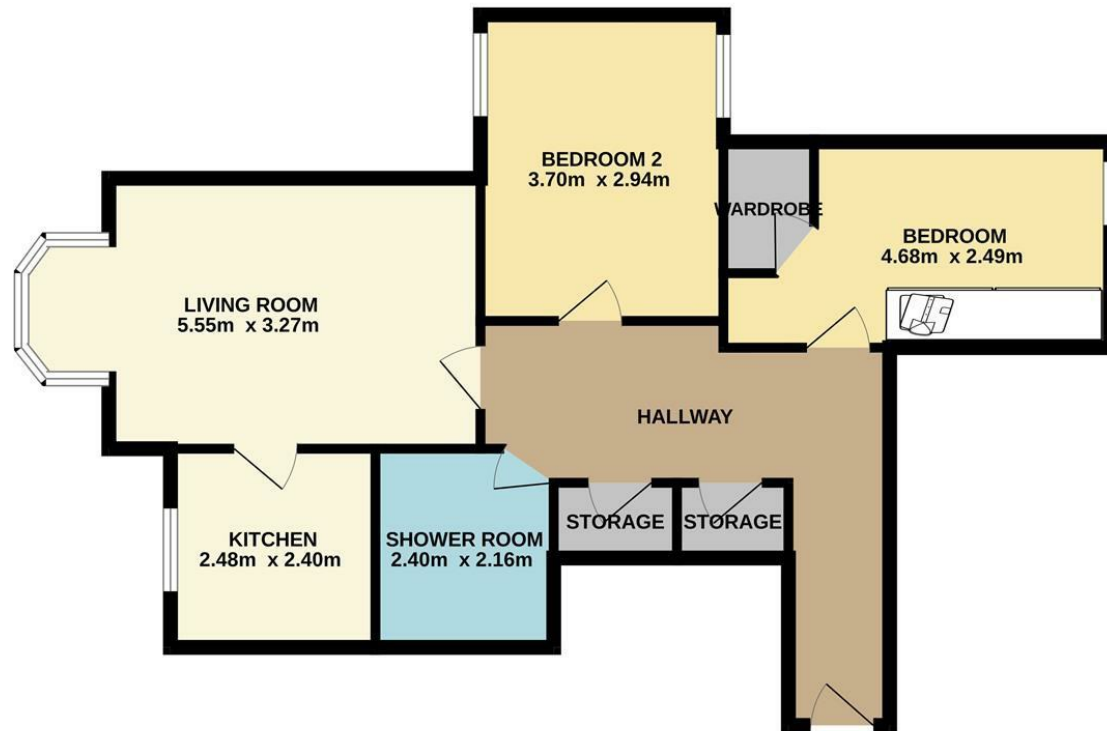








GROUND FLOOR
64.9 sq.m. approx.



TOTAL FLOOR AREA: 64.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

BMBC

TENURE

Leasehold

EPC RATING:

B

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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