



Apartment 33, Jowett Court, Highfield Road, Idle, Bradford, BD10 8DF

"Later Living Lifestyle" ONE BEDROOM APARTMENT Fantastic Opportunity with Peace of Mind! Built around 12 years ago by retirement development specialists - McCarthy & Stone. Forming part of this keenly sought after select development, enviably located between Idle and Thackley. This well presented ONE BEDROOM example SIMPLY MUST BE VIEWED to fully appreciate. Salient features include, house manager, residents social lounge, laundry and 24 hours emergency call system- for complete peace of mind. The guest suite (nominal fee applies) offers onsite accommodation for visiting family and friends. Contact our Highfield Road Office to arrange YOUR viewing TODAY.

£150,000

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LEASEHOLD INFORMATION Our research shows a 125 year lease was granted in January 2012, the current annual service is £2259.72 and the annual ground rent is £425 - please verify this information with you Solicitor before proceeding

COUNCIL TAX Bradford

Band B

SECURE INTERCOM ENTRY SYSTEM Life access to the first floor

INNER HALL Useful store closet

OPEN PLAN LOUNGE/KITCHEN 16' (4.88) max x 10'9" (3.28) max

French patio doors to the "Juliet balcony" and connection to CCTV system

KITCHEN AREA 8' x 7'6" (2.44m x 2.29m)

Fitted kitchen incorporating a range of modern wall and base units, worktops and stainless steel sink unit. Induction hob with separate oven and extractor.

BEDROOM ONE 13'6" (4.11) max wardrobes x 8'10" (2.7)

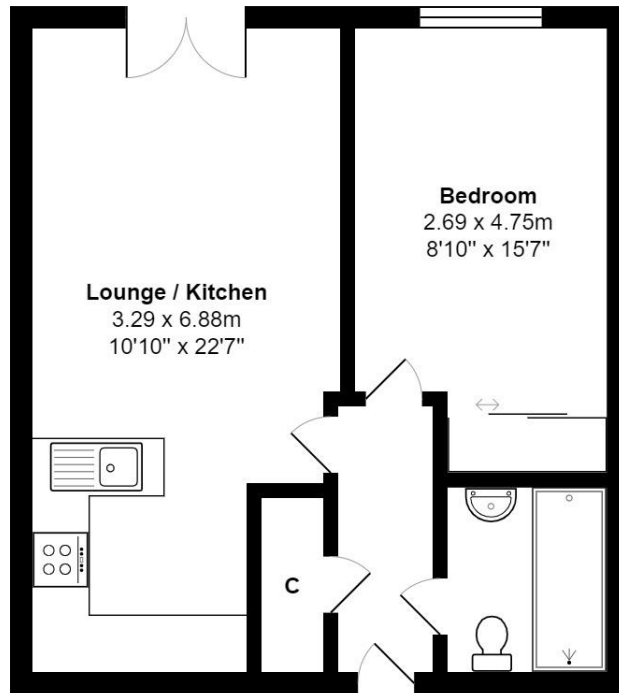
Built in mirrored door wardrobes

SHOWER ROOM Modern suite comprising vanity basin, WC, double shower cubicle and tiled floor

GARDENS Well maintained landscaped communal gardens

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor

Total Area: 42.3 m² ... 455 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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