



## **Apartment 43, Jowett Court, Highfield Road, Idle, Bradford, BD10 8DF**

"Later Living Lifestyle" TWO 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 TWO 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 Robert Watts to arrange YOUR VIEWING today.

**£190,000**

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# Apartment 43, Jowett Court, Highfield Road, Idle, Bradford, West

## **COUNCIL TAX Bradford**

Band B

## **TENURE** Leasehold

**LEASEHOLD INFORMATION** Our research shows the lease term is 125 years and 3 days from and including 1 January 2012 - our vendors have advised current service charge is £2631.48 per annum, this is likely to change each year and ground rent is £425

**SECURE INTERCOM ENTRY SYSTEM** Leads to communal lobby and residents lounge, lift or stairs provide access to apartment

**ENTRANCE HALL** Two useful store closets

## **LIVING ROOM 15'6" x 11'7" (4.72m x 3.53m)**

Glazed patio doors, juliette balcony

## **KITCHEN 9' x 5'7" (2.74m x 1.7m)**

Wall and base units, work tops, sink unit, built in oven, separate hob and extractor

## **BEDROOM 1 15'6" max x 9'3" (4.72m max x 2.82m)**

Built in wardrobes

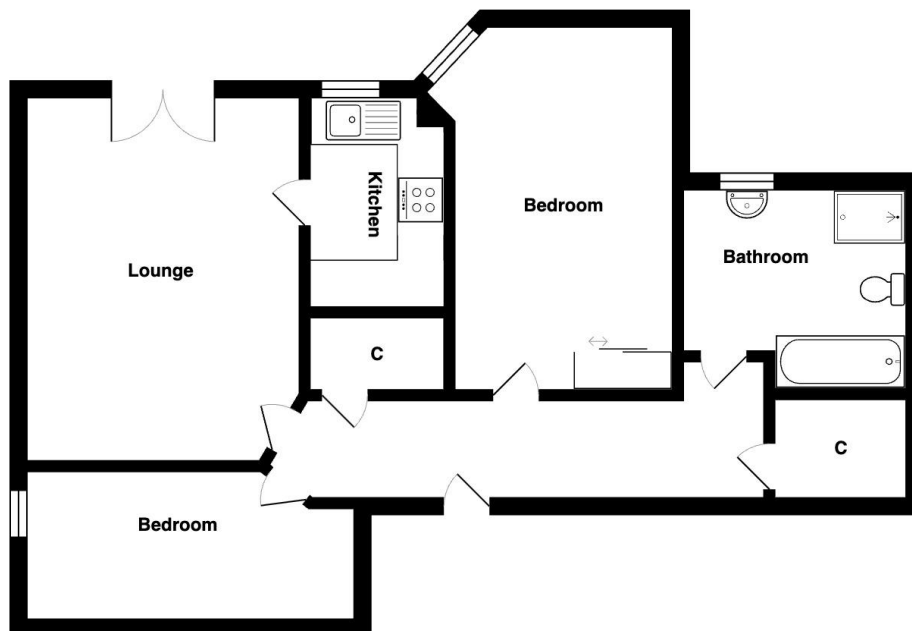
## **BEDROOM 2 14'1" max x 6'2" (4.3m max x 1.88m)**

**BATHROOM** Good size bathroom comprising four piece suite incorporating shower cubicle, bath, wash basin and WC - tiled floor, part tiled walls

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: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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