



## Apartment 49, Jowett Court, Highfield Road, Idle, Bradford, BD10 8DF

"Later Living Lifestyle" ONE BEDROOM APARTMENT Fantastic Opportunity with Peace of Mind! Built around 13 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.

**£160,000**

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## **COUNCIL TAX Bradford**

Band B

## **TENURE** Leasehold

**LEASEHOLD INFORMATION** Our research shows a 125 year lease was granted in January 2012, we understand the current annual service charge is £2,631.64 and the annual ground rent is £425 - please verify this information with you Solicitor before proceeding

**SECURE INTERCOM ENTRY SYSTEM** Provides access to lobby and residents lounge - lift access to all upper floors

**HALLWAY** Useful store closets

**LIVING ROOM / KITCHEN 15'7" (4.75) x 19'1" (5.82) max overall**

**KITCHEN AREA** Modern wall and base units, work tops, built in oven, separate hob and integrated fridge/freezer

**BEDROOM 12'3" (3.73) x 11'5" (3.48) plus robes**

Twin built in wardrobes

**SHOWER ROOM** Shower cubicle, wash basin and WC - tiled floor , tiled walls

**OUTSIDE** Well maintained landscaped communal gardens

**PARKING** Car Parking (Permit Scheme) Subject To Availability - Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

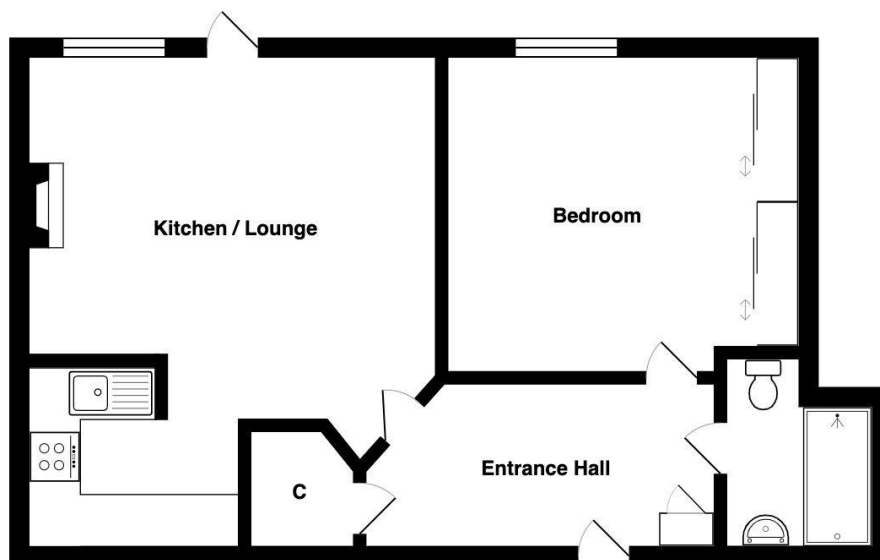
## **SERVICE CHARGE (BREAKDOWN)** • Cleaning of communal windows

- 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 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.







Total Area: 54.1 m<sup>2</sup> ... 582 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	85 B	86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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