



## Apartment 2, Jowett Court, Highfield Road, Idle, Bradford, BD10 8DF

NO CHAIN.. "Later Living Lifestyle" GROUND FLOOR APARTMENT.. Fantastic Opportunity with Peace of Mind!  
Built around 14 years ago by retirement development specialists - McCarthy & Stone. Forming part of this keenly sought after select development for over 60's, 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.

**Price Reduced to £165,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** RWEstateAgents **T** @robertwatts\_

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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

**AGE RESTRICTION** It is a condition of purchase that residents must meet the age requirement of 60 years or over.

**SECURE INTERCOM ENTRY SYSTEM** Access to lobby, communal lounge and the apartment

**ENTRANCE HALL** Useful closet

## **LIVING ROOM 15'8" x 14'2" (4.78m x 4.32m)**

Glazed patio doors lead to communal gardens

## **KITCHEN 7'3" x 6'1" (2.2m x 1.85m)**

Selection of wall and base units, work tops, sink unit, built in oven, separate hob, integrated fridge freezer

## **BEDROOM 1 13' (3.96) x 11'3" (3.43) both excluding wardrobes**

Fitted wardrobes

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

**OUTSIDE** Direct access to 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.

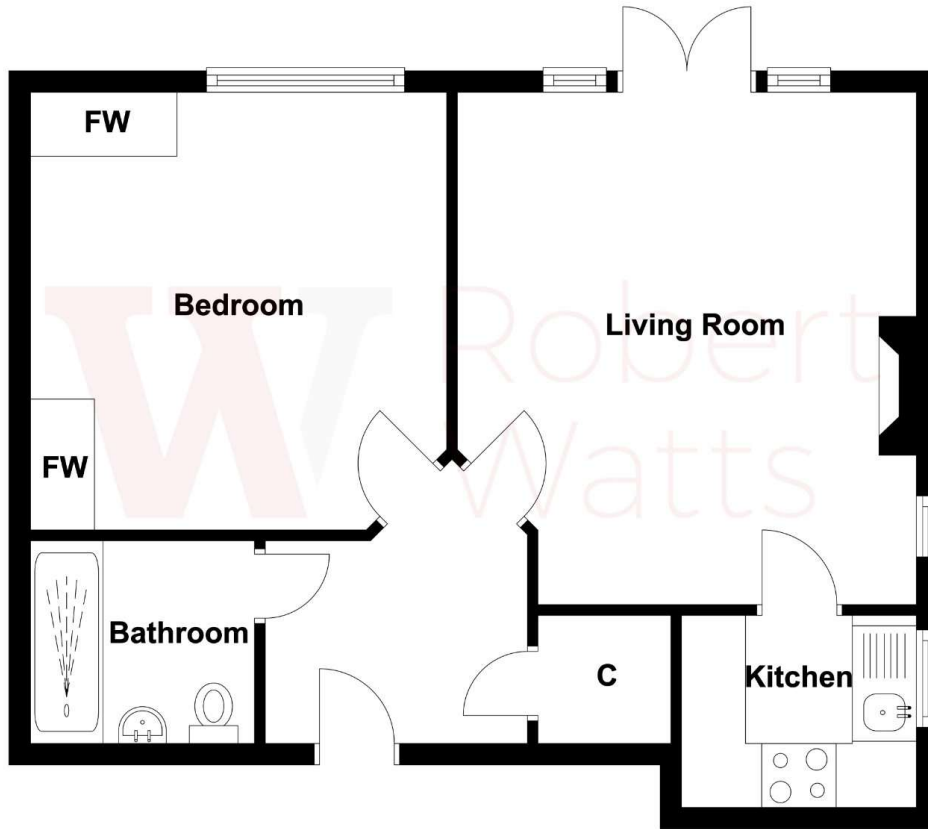
## **SERVICE CHARGE BREAKDOWN** • Cleaning of communal windows

- 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

**BUYER INFORMATION** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		