



Second Floor

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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |
| | 80 | 81 |



Directions



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Baldwin Lane, Bradford, BD14 6PN
£130,000



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Spacious Two Bedroom Apartment *** Over 55's Retirement Property *** No Onward Chain *** Communal Gardens. This property offers 100% ownership. The service charge is £565.16 per month, but covering communal cleaning, maintenance, external window cleaning, utilities, and building insurance. Ground rent is £549.72 annually. An optional Wellbeing charge applies for personal care packages, which vary by care level, and includes 24-hour emergency response and activities coordination.

The property features an entrance hall, lounge, fully fitted kitchen, two double bedrooms, and a Jack and Jill shower room. It benefits from natural light and far-reaching views. Rowanberries facilities include a hair salon, residents' lounge, library, landscaped gardens, bistro, and more.

There will be an additional 'Well Being' charge where MHA are the operators should the occupant require the optional personal care package. This is variable depending on the level of care required. Note: This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating,

lighting and water for the communal areas as well as the heating water and hot water for the apartments.

MHA does not receive any incentives from suppliers for services paid for through the service charge.

Utilities Charge.
Heating, water and hot water are included in the service Charge.

Note: This is payable in advance for the month ahead. This includes 24 hour staffing on site, help in an emergency and the co- ordination of an activities and events programme.

Emergency Response.
24-hour Emergency Response is provided through the Wellbeing Charge. This is not a care service but will provide support during an emergency, and may involve co-ordinating external agencies. Any agreed night care package will be included in your care and support plan, form part of your care agreement and be charged for separately.



Train
your text here



Primary School
your text here



Secondary School
your text here

| | |
|--|---------------------|
| Fixtures & fittings | Services |
| Rating authority Borough Council Tax Band C | Tenure Leasehold |