



BEECROFT
ESTATES

28 Beckett Grange Berneslai Close

, Barnsley, S70 2HA

£160,000

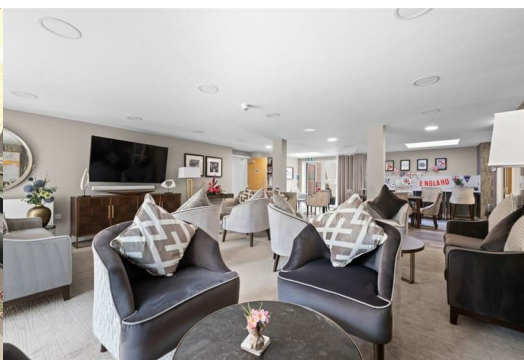


****SELLER IS OPEN TO OFFERS – LOOKING FOR A QUICK SALE!**

A bright, spacious and well-presented one-bedroom retirement apartment, ideally situated within the McCarthy & Stone Beckett Grange development. The apartment benefits from a Juliet balcony overlooking the beautifully maintained communal gardens and offers comfortable, modern accommodation designed specifically for retirement living.

Situated in the popular Yorkshire town of Barnsley, Beckett Grange provides an excellent combination of independent living, security and community. The development is conveniently positioned for local amenities, shops and services, while offering residents a welcoming environment in which to meet neighbours and enjoy a range of social activities.

This attractive apartment offers a light and airy interior with modern fixtures and fittings throughout. The accommodation has been thoughtfully designed to provide both comfort and practicality, with integrated appliances, security features and excellent storage.



ENTRANCE

The apartment is accessed via a secure front door with spy hole, leading into the entrance hall. There is a useful walk-in storage/airing cupboard, which houses the washer/dryer. The hallway also features illuminated light switches, smoke detector, apartment security entry system with intercom and an emergency pull cord for additional peace of mind. Doors lead through to the lounge, bedroom and shower room.

LOUNGE

A particularly pleasant and generously proportioned lounge enjoying a Juliet balcony with views over the communal landscaped gardens. There is ample room for a dining table and chairs, making this an ideal space for both relaxing and entertaining.

The room benefits from TV and telephone points, fitted carpeting, ceiling lighting and raised electrical sockets. A partially glazed door provides access into the kitchen.

KITCHEN

A modern and well-equipped kitchen fitted with a range of wall and base level units and drawers, complemented by roll-edge work surfaces. There is a stainless-steel sink with drainer and mono lever mixer tap, with a UPVC double-glazed window positioned above.

Integrated appliances include a built-in electric oven, ceramic hob with extractor hood, fridge and freezer, together with useful under-pelmet lighting.

BEDROOM ONE

A bright and spacious double bedroom offering a comfortable and peaceful sleeping environment. The room has fitted carpeting, ceiling lighting, TV and telephone points and raised electrical sockets.

A useful walk-in wardrobe provides excellent storage and incorporates shelving and hanging rails.

BATHROOM

The shower room is fitted with a modern suite comprising a large walk-in shower with glazed screen, low-level WC and vanity wash hand basin with mirror above. The room is finished with attractive tiling and also benefits from a heated towel rail.

SERVICES CHARGES

The annual service charge covers a comprehensive range of services designed to maintain the development and provide residents with a comfortable and secure environment, including:

- Cleaning of communal windows
- Water charges for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Maintenance of communal gardens and grounds
- Repairs and upkeep of communal internal and external areas
- Contribution towards the contingency fund, including internal and external redecoration
- Buildings insurance

Please note that the service charge does not include external costs such as Council Tax, electricity or television services.

Annual Service Charge: £2,950.16 for the financial year ending 28/02/2027.

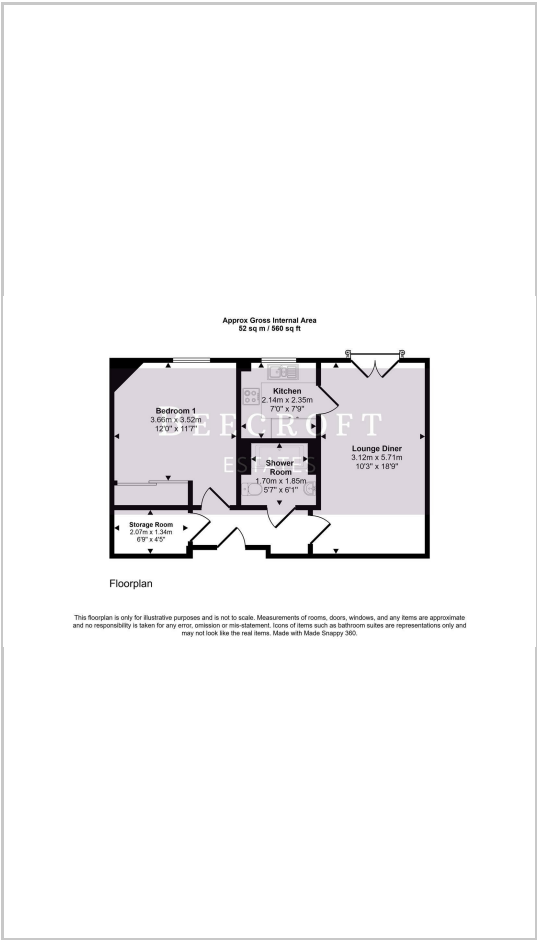
LEASEHOLD

Age requirement: Purchasers must be aged 60 years or over
Lease: 999 years from 1st January 2019
Ground rent: £495 per annum
Ground rent review: 1st January 2034
Management: McCarthy & Stone Management Services

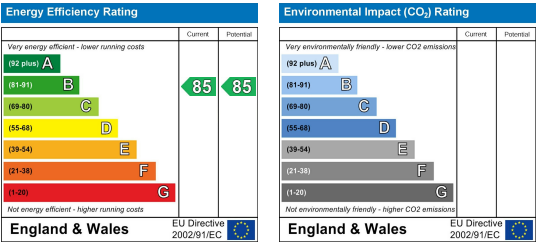
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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