



Apartment 18, Aire Valley Court, Beech Street, Bingley, BD16 1HR

Offering a vendor incentive where the first years' service charge is paid for, is this well-presented one-bedroom lower ground floor apartment which is located within one of Bingley's most popular retirement complexes with well-maintained communal grounds and on-site management and facilities.

93 Main Street, Bingley, West Yorkshire, BD16 2JA

Tel: 01274 560421

Email: bingley@dacres.co.uk



Apartment 18, Aire Valley Court, Beech Street, Bingley, BD16 1HR

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £75,000

Key Features

- Vendor incentive to pay the first years' service charge
- Lower ground floor apartment
- One bedroom
- Retired living
- CCTV at entrance
- Secure entry system
- Subsidised restaurant
- Onsite parking
- Constructed by McCarthy & Stone
- Close to local amenities

General Remarks

An extremely well-presented lower ground floor McCarthy & Stone assisted living apartment which offers well-proportioned accommodation designed for retired persons with features including modern kitchen and bathroom fixtures and fittings, uPVC sealed unit double glazing and electric storage heating and has a particularly pleasant outlook over the well-tended gardens. The complex provides privacy and independence together with an emergency care line system with additional communal facilities including a resident's lounge, lift, restaurant, hobbies room and function room. Aire Valley Court sits within well-maintained and presented communal grounds including sun terrace, which provides residents an idyllic setting to enjoy. An early viewing of this superb apartment is strongly recommended.

The apartment accommodation briefly comprises of: private entrance hallway with storage room, lounge with double glazed patio doors which open onto a Juliette balcony and offers superb views of the River Aire. A well-presented fitted kitchen with a range of attractive wall and base units with complementary work surfaces over and built in oven and hob, a double bedroom with built in wardrobes, bathroom with modern fittings, wet room and heated towel rail. Externally Aire Valley Court is set within picturesque beautifully landscaped communal grounds which also offer residents parking.



Aire Valley Court is situated within proximity to Bingley town centre along with the picturesque Myrtle Park. Bingley offers its residents an array of first class amenities which include local shops, and eateries, and superb commuter links to the immediate local area with both rail and bus connections.







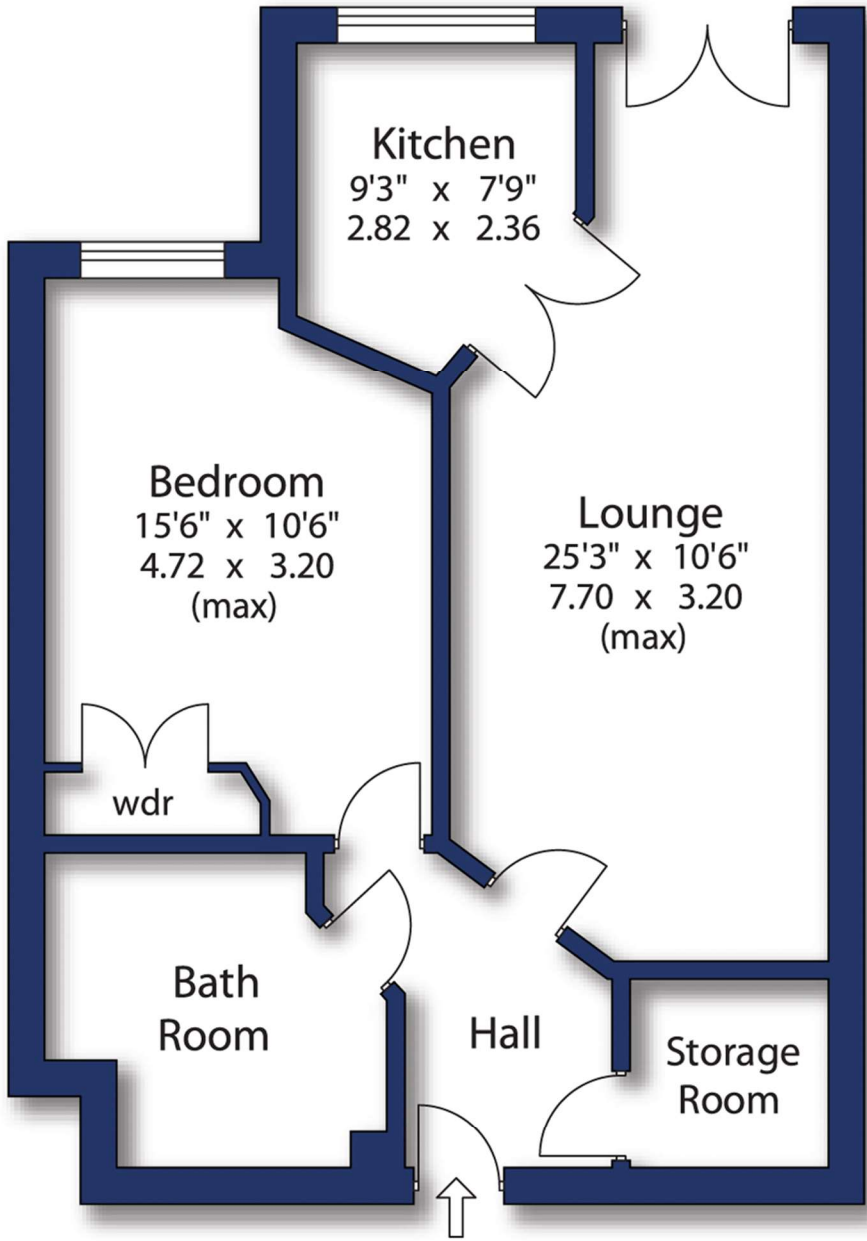








Floorplans





Directions

From Dacre Son & Hartley's Bingley office proceed along the Main Street in the direction of Saltaire. Continue through the traffic lights adjacent to the shopping centre taking the next right into Sycamore Avenue. At the end of Sycamore Avenue turn left into Beech Street and then right into Aire Valley Court.

What3Words habits.weaved.devalued

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- Mains-Electric/ Water/ Drainage
- Un-designated residents parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/collections/flood-risk-information)

Agent's Notes

1. We have been informed by the vendor that the property is leasehold for a period of 125 years from 01.02.02.
2. We have been informed by the vendor that the ground rent is approximately £822.00 per annum.
3. We have been informed by the vendor that the service charge is approximately £9540.00 per annum.
4. We have been informed by the vendor that the service charge includes 1 hour per week domestic housekeeping.

Buyer Anti Money Laundering Checks

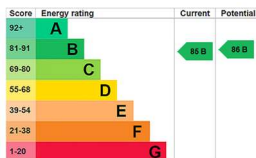
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: BIN250536

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



 **Mortgage Advice Bureau**

01274 515 763

 **Dacres Surveys**

Call for a quote
01943 885 400

Contact us

01274 560421

 bingley@dacres.co.uk

