

## 24 Aire Valley Court

Beech Street, Bingley, Yorkshire, BD16 1HR



**PRICE: £120,000**

**Lease: 125 years from 2002**

### Property Description:

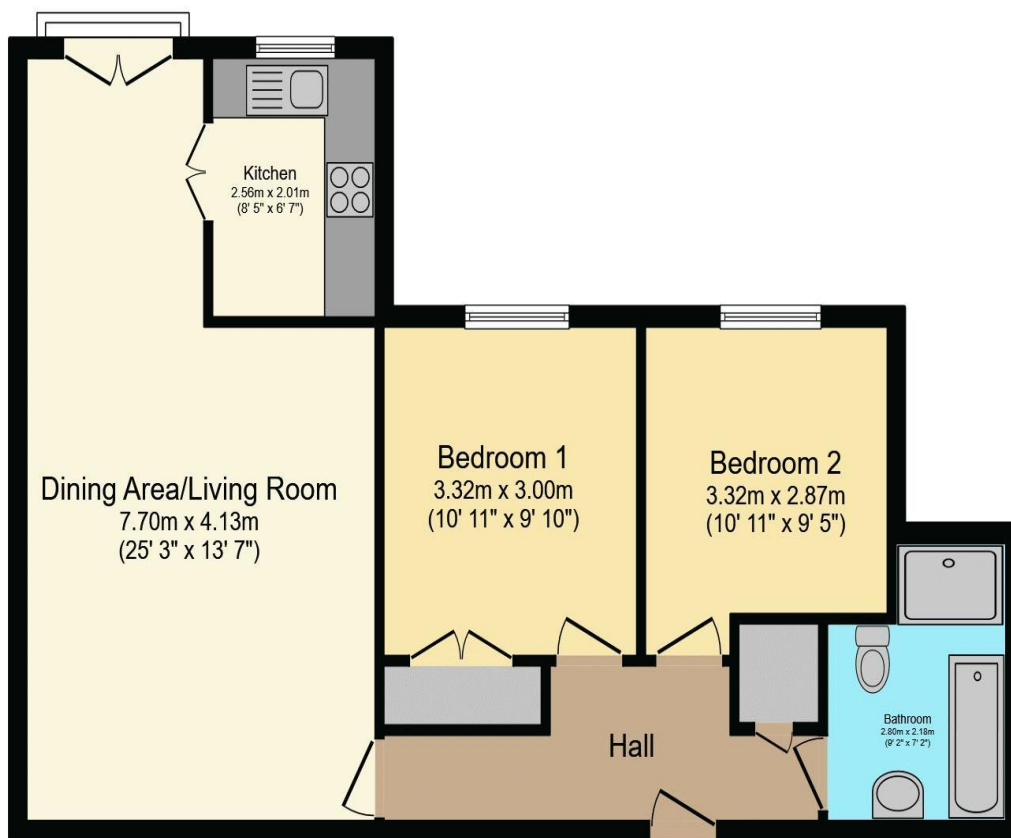
#### **A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE LOWER GROUND FLOOR**

With a Juliette balcony overlooking the manicured gardens and patio areas Aire Valley Court, McCarthy & Stone's Assisted Living Development of one and two bedroom retirement apartments with a battery car store room offers residents the prospect of continued independence in a secure environment. Aire Valley Court is arranged over 4 floors each served by lift. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. Additional domestic help can be purchased separately as required. It is a condition of purchase that residents be over the age of 60 years or such other combined age, at the landlord's discretion. Other features include a hobbies room, library. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge, function room & laundry room
- Communal car parking (on a 1st come basis)
- Intruder, smoke alarm and Emergency call system in all apartments
- Video door entry system (linked to TV)
- Estates Manager & Assistants (24 hour cover)
- Guest suite and Subsidised Restaurant
- CCTV coverage on main door and battery car room
- Minimum Age 60
- Lease: 125 years from 2002

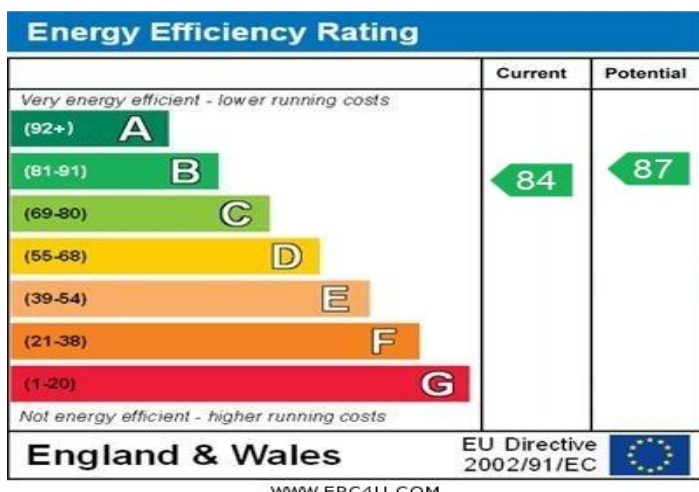


**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 66.0 m<sup>2</sup> (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£11,516.91**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.