

## 22 Barnes Wallis Court

Oyster Lane, Byfleet, Surrey, KT14 7HJ



**PRICE: £190,000**

**Lease: 125 years from 2007**

### Property Description:

#### **A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

Barnes Wallis Court is a McCarthy & Stone's Assisted Living Development which consists of one and two bedroom apartments and offers residents the prospect of continued independence in a secure environment. Barnes Wallis Court is arranged over 3 floors each served by lift. There is a dining room, residents lounge, function room, laundry and guest room. 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 65 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

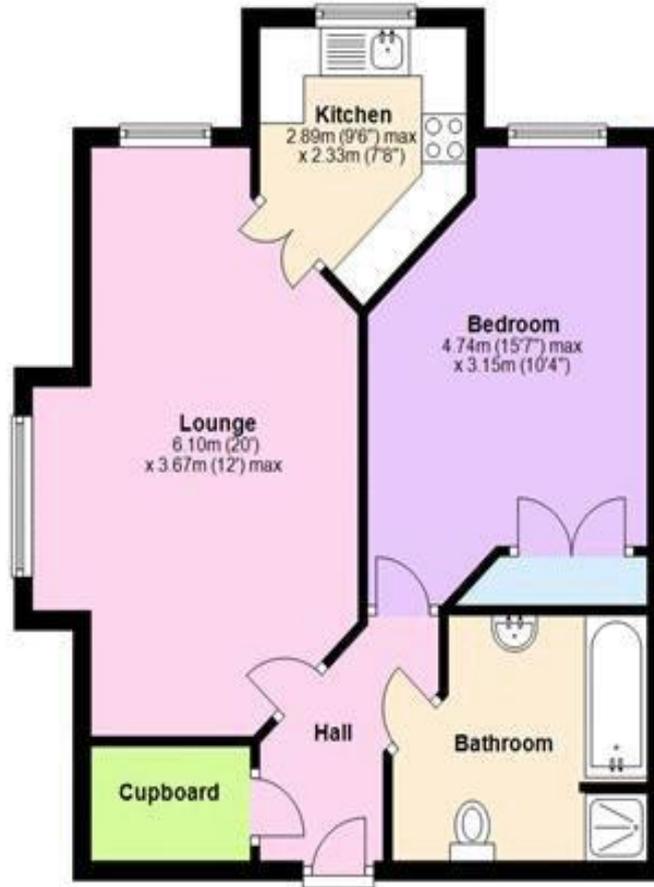
- Estate Manager & Assistants (24hr on-site cover)
- Residents lounge, library & function room
- Car parking & Battery car store
- Intruder and smoke alarm in all
- Dining room/restaurant & Guest suite
- Video door entry system (linked to TV)
- Minimum Age 65
- Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

**Floor Plan**

Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 50.6 sq. metres (544.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£435.00**

**Ground Rent Period Review:**

**Next uplift 2030**

**Annual Service Charge:**

**£9752.95**

**Council Tax Band:**

**C**

**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.