

## 47 Barnes Wallis Court

Oyster Lane, Byfleet, Surrey, KT14 7HJ



**PRICE: £140,000**

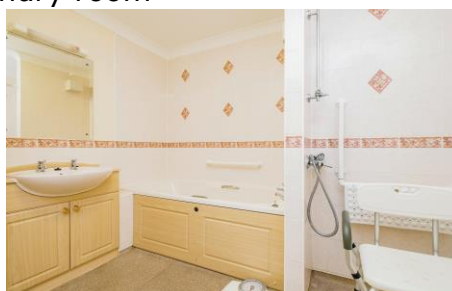
**Lease: 125 years from 2007**

### Property Description:

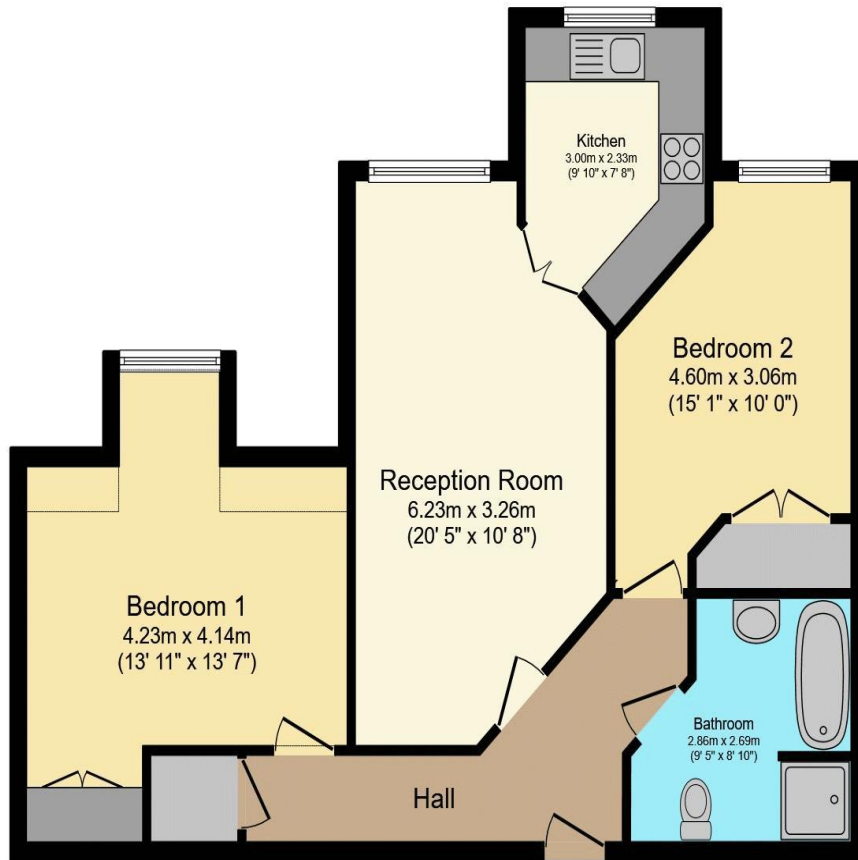
A TWO BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Barnes Wallis Court is a McCarthy & Stone's Assisted Living Development which consists of one and two bedroom apartments and offers residents the prospect of continued independence in a secure environment. Barnes Wallis Court 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 apartments  
Wheelchair accessibility & Laundry room

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**



Total floor area 69.7 m<sup>2</sup> (750 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(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	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£510.00**

**Ground Rent Period Review:**

**Next uplift 2030**

**Annual Service Charge:**

**£12,855.84**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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Registered in England No. 3829469



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.