



LINCOLN RALPH



Companions Close, Wickersley, Rotherham, South Yorkshire, S66

PRESTIGIOUS RETIREMENT VILLAGE, SUNNY SOUTH WEST FACING BALCONY, DIRECT ACCESS TO THE TANYARD, LANDSCAPED COMMUNAL GROUNDS, NO ONWARD CHAIN!
Within this exclusive McCarthy Stone retirement village development a well appointed first floor apartment offering manageable accommodation within such a convenient location. Including electric heating and double glazing along with south westerly facing sheltered balcony the apartment also benefits from on site amenities, lovely communal landscaped grounds and optional car parking. Communal ground floor secure entrance with lift access to upper floors, private entrance hall, lounge, fitted kitchen, bedroom and shower room. Adjacent to an array of amenities at the Tanyard and offered with no onward chain!

Communal Ground Floor Entrance With secure entry, stairs and lift access to the upper floors, communal lounge area and on site managers office.

Entrance Hall With front entrance door, emergency cord pull and utility cupboard which has plumbing for washer.

Lounge 5.66 x 3.20. (Maximum measurements)
With focal fire surround with electric fire and French doors providing access to the balcony. Shelved storage cupboard.

Balcony 2.00 x 1.86. A covered balcony with sunny south westerly aspect.

Kitchen 3.00 x 2.39. (Maximum measurements)
With a range of fitted units with work surfaces and matching upstands, stainless steel sink with mixer tap, front window, integrated fridge freezer, electric hob and electric oven.

Bedroom 4.65 x 2.88. (Maximum measurements)
With front window and walk in wardrobe with hanging rails and shelving.

Shower Room 2.15 x 1.71. With wc, wash basin with vanity beneath and walk in shower area with shower and screen. Full tiled floor with majority to walls, towel rail/radiator, extractor fan and light/shaver fitting.

Outside There are attractive communal landscaped grounds with resident and visitor parking areas. The allocated car parking spaces are at additional cost if required.



- SOUTH WEST FACING BALCONY
- RETIREMENT VILLAGE DEVELOPMENT
- DIRECT ACCESS TO VILLAGE AMENITIES
- ELECTRIC HEATING AND DOUBLE GLAZING
- LIFT ACCESS
- LANDSCAPED COMMUNAL GROUNDS
- OPTIONAL PARKING

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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