



Apartment 2, Barnes Wallis Court  
Charles Briggs Avenue, Howden, DN14 7FA

**Offers In Region Of  
£225,000  
Leasehold**



# Property Features

- SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT
- BATHROOM AND EN-SUITE
- PVCu DOUBLE GLAZED - ELECTRIC ECONOMY 10 HEATING
- TOWN CENTRE LOCATION
- LEASEHOLD - FOR THE OVER 60's

## Full Description

### SITUATION

Apartment 2, Barnes Wallis Court, Charles Briggs Avenue, Howden, DN14 7FA is located a short distance from the town centre off Charles Briggs Avenue.

Howden is located approximately 25 miles west of Hull; York and Doncaster are within an approximate 20 miles radius and the popular market town is within 1.5 miles of access to the M62 at Junction 37.

### DESCRIPTION

This well presented leasehold apartment is possibly one of the largest in the modern development tailored for the over 60's. It is conveniently located on the ground floor close to the side entrance which provides easy access. The Apartment contains:- Entrance Hall, 22ft Lounge-Dining Room, Kitchen, 2 Bedrooms, Ensuite (wet room) and Bathroom and includes all fixtures and fittings and carpets and benefits from electric heating. PVCu double glazing and emergency personal security pull-cord system in various locations in the apartment. The development has further benefits shared with other occupiers of other apartments in the development including residents lounge, laundry room with washing machines, dryers and sink together with a refuse room with industrial bins. Communal entrance direct from the car park. There is also a storage facility for mobility scooters. All of these communal amenities are easily accessible on the ground floor from Apartment 2.

No Chain

### ACCOMMODATION

SPACIOUS ENTRANCE HALL 19' 6" x 5' 4" (5.94m x 1.63m) to extremes plus 3' 10" x 3' 2" (1.17m x 0.97m)

Having Dimplex electric heater, carpeting and useful storage cupboard off.



#### CLOAKROOM 5' 5" x 4' 6" (1.65m x 1.37m)

Containing the Gledhill PulsaCoil BP hot water system and shelving.

#### LOUNGE-DINING ROOM 22' 6" x 11' 1" (6.86m x 3.38m) to extremes

Having triple aspect of PVCu double door opening to a small patio area, and window to the front, 2 side PVCu double glazed windows and rear PVCu double glazed window. Attractive fire surround with coal effect electric fire inset, 2 Dimplex electric heater and carpeting.

#### KITCHEN 10' 1" x 7' 2" (30.51m x 2.18m) to extremes

Having PVCu double glazed window, range of modern fitted units to 2 sides comprising stainless steel sink unit set in laminate working surface with integrated HOTPOINT 4 ring electric ceramic hob with extractor over, and cupboards and drawers under. Integrated HOTPOINT electric oven, larder with built-in fridge and freezer and matching wall units. Part tiled walls and tiled floor.

#### MASTER BEDROOM 10' 9" x 10' 2" (3.28m x 3.1m) including wardrobe plus entrance 5'5" x 4'2" (1.65m x 1.27m)

Having PVCu double glazed window, mirror door wardrobe, Dimplex electric heater and carpeting.

#### ENSUITE 6' 11" x 4' 10" (18.57m x 1.47m)

Designed as a Wet Room with fully tiled walls and floor, shower, pedestal wash basin and W.C. Heated towel rail.

#### 2ND BEDROOM 11' 6" x 8' 6" (33.68m x 2.59m) to extremes

Having PVCu double glazed window, attractive range of 3 double door fitted wardrobes with drawers, Dimplex electric heater and carpeting.

#### BATHROOM 7' 1" x 6' 11" (21.36m x 2.11m)

Having fully tiled walls and floor and modern white suite of panelled bath with plumbed shower, W.C, vanity wash basin with cupboards under. Heated towel rail.

#### VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

#### OUTGOINGS

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.



## FURTHER INFORMATION

The development has an array of further benefits tailored for the over 60's including CCTV, House Manager and a 24 hour state of the art security system.

The property is Leasehold with a lease initial term of 125 years, which commenced when the properties were built in 2013.

Ground Rent: Approximately £247.50 per 6 months.

Service Charge: £265.87 per month which includes the water charges, property Insurance and window cleaning.

The development has a secure parking area and residents can obtain a designated space at an additional cost of £250 per annum, subject to availability.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

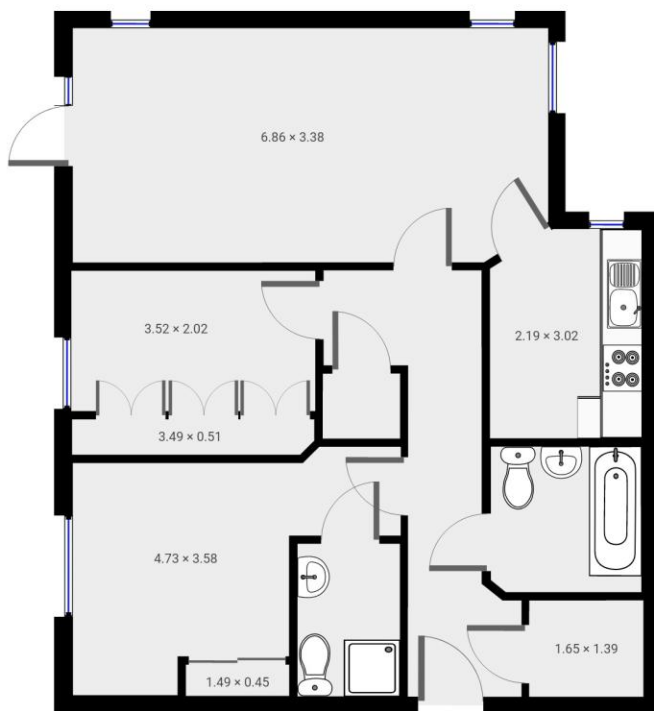
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84   B  | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements