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Matthew
Limb
MOVING HOME



Apartment 19, Fairway View, Brough, East Yorkshire, HU15 1FT

- 📍 Parking Space Included
- 📍 Immaculately Presented
- 📍 Superb First Floor Apartment
- 📍 1 Bedroom
- 📍 Designed For The Over 60's
- 📍 Independence & Peace Of Mind
- 📍 Close To Amenities
- 📍 EPC - B

£185,000

INTRODUCTION

Designed for the over 60's, this fabulous one bedroomed first floor apartment comes complete with a designated parking space and forms part of the recent McCarthy and Stone development of Fairway View. Ideally located along the picturesque street scene of Elloughton Road, opposite Brough Gold Club, the property is so convenient for Brough's excellent range of amenities which include supermarkets, medical centre, post office, pharmacy and much more. Brough also has its own mainline railway station. This desirable development is ideal for those seeking independence combined with peace of mind. There is an intercom and video entry system to the main building, lift, an in house manager during working hours, 24 hour careline and other features such as a superb residents lounge, landscaped grounds and a bookable guest suite for when family visit. The apartment is highly energy efficient with double glazing, insulation and electric heating. A service charge covers the cost of all external maintenance including gardening, window cleaning, buildings and insurance, water and security system plus the running of the residents lounge and communal areas. The property comes complete with the remainder of a NHBC construction guarantee.

The beautifully appointed accommodation includes a welcoming hallway, lovely lounge with double doors and a "Juliette" style balcony, fitted kitchen, large bedroom with walk-in wardrobe and a stylish shower room.

LOCATION

The traditional East Yorkshire town of Brough has all the facilities you need to enjoy for a full and active retirement. In a convenient location, Fairway View allows easy access to all that is available. As well as a large supermarket and a variety of independent shops and retailers, the town centre also offers a selection of pubs and cafes, a Medical Centre, banks and a Post Office. If you enjoy the outdoors, there are excellent golf facilities in the area and walks that take you through a stunning web of footpaths, bridal paths and byways. The Petuaria Community Centre houses the Brough library and also offers classes for older adults including keep-fit, Pilates and Yoga. Good access links both by road and rail ensure your family are always close by. The town is served by Brough railway station on the Hull to Selby and Doncaster railway line. The local bus service provides direct access to Hull. The town lies 1 mile south of the main A63 to the M62 motorway.

ACCOMMODATION

The property is located upon the first floor and accessed via a lift or staircase. Private residential door opens to:

ENTRANCE HALLWAY

A spacious hallway with a large cupboard off which houses the hot water system and there is plumbing for an automatic washing machine.

LOUNGE

17'8" x 10'6" approx (5.38m x 3.20m approx)

A lovely room with double doors to a "Juliette" style retaining balcony. Feature contemporary electric fire and storage cupboard.



LOUNGE - ALTERNATIVE VIEW



KITCHEN

7'9" x 8'3" approx (2.36m x 2.51m approx)

Of an irregular shape, fitted with an excellent range of base and wall units with work surfaces, integrated oven, induction hob, hood, fridge freezer. There is a sink and drainer and tiling to the floor.



UTILITY

With washer/dryer.

BEDROOM

19'10" x 9'4" approx (6.05m x 2.84m approx)
Window. To the corner of the bedroom is a walk-in fitted wardrobe.



SHOWER ROOM

A stylish shower room with low level W.C, wash hand basin, shower area, tiled surround and floor, heated towel rail.



OUTSIDE

The property has the benefit of a designated parking position within the courtyard. Attractive landscaped grounds surround the development and are ideal for relaxing in. There is also a useful communal store building.



TENURE

Leasehold. 999 year lease commencing in 2018.

McCarthy & Stone Management Service Ltd manage Fairway View. The estimated service charge and ground rent is £73.97 per week. This includes items such as buildings and grounds upkeep, House Manager staff costs, 24-hour emergency monitoring service, comprehensive building insurance. Further details upon request.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

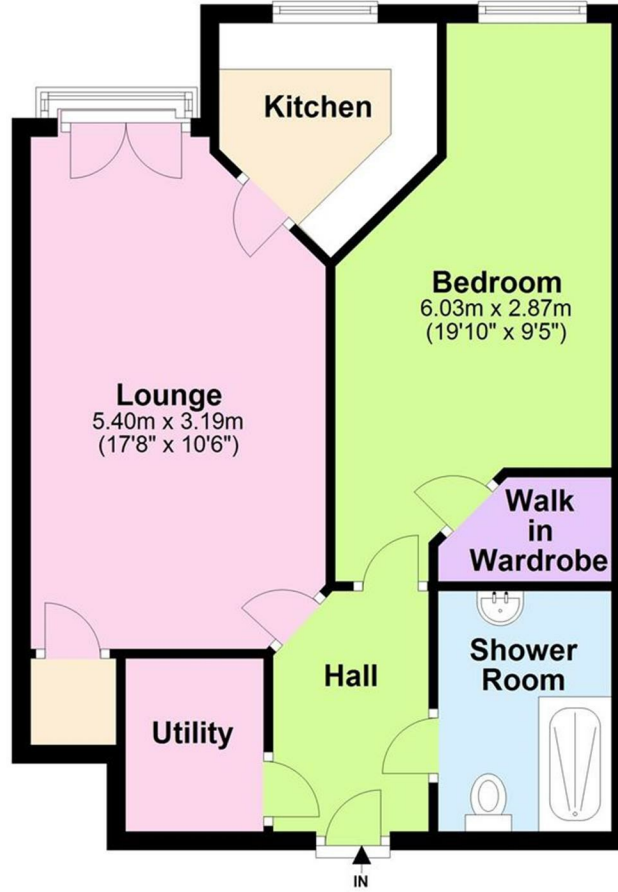
TIMEDAY/DATE

SELLERS NAME(S)




First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



Total area: approx. 51.6 sq. metres (555.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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