



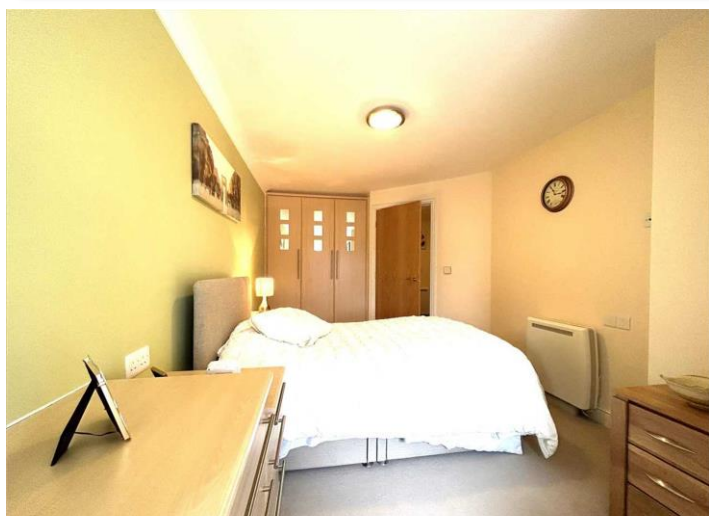
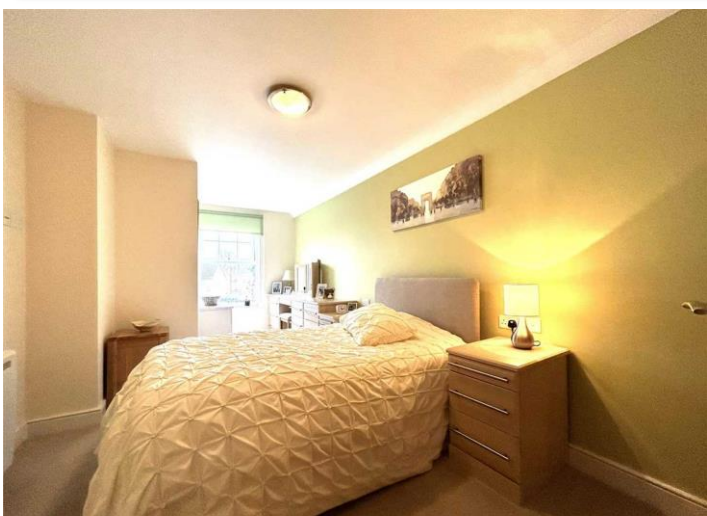
22 ANCHOLME MEWS, BIGBY STREET, BRIGG,

£87,000



- Chain Free
- Desirable Location
- First Floor - One Bed
- Modern Kitchen
- Close to Local Amenities
- Immaculate Throughout
- Modern Shower Room

BELL WATSON are pleased to offer for sale this immaculate and well presented one bed roomed first floor apartment in a highly desirable over 55's complex situated in Brigg within a short walk of the market town providing all your local amenities. The property briefly comprises large entrance hallway, lounge/dining area, kitchen, shower room and master double bedroom. PVCu double glazing and electric heating throughout with 24/7 access to communal lounge, laundry room and gardens.



LOCATION

Located within a short walking distance of the market town of Brigg offering abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

ACCOMMODATION

Ancholme Mews is a purpose built retirement development of 53 self contained apartments centrally located in Brigg with doctors, dentists and shopping close by with a dedicated Estate Manager and 24 hour emergency careline response system, if required, CCTV, communal gardens, lounge with kitchen facilities and family guest suite available at a cost of £25 per night.

HALLWAY

A carpeted entrance with radiator and double oak glass panelled doors to main reception room and walk in boiler cupboard with shelving.

LOUNGE/DINING ROOM 5.63m (18' 6") x 3.36m (11' 0")

A spacious living room with uPVC double glazed window to the front elevation, two light fittings to the ceiling, Electric radiator and carpeted flooring

KITCHEN 2.21m (7' 3") x 1.75m (5' 9")

A well appointed kitchen with a range of beech effect wall and base units to include a carousel corner cupboard and larder cupboard with complimentary worktops, stainless steel sink and left hand drainer with chrome mixer tap and tiled splash backs. Integrated Zanussi dishwasher, fridge freezer, microwave, Neff electric oven and electric ceramic hob with extractor over. PVCu double glazed window to front elevation, light fitting to ceiling, under counter electric heating and carpeted flooring.

BEDROOM ONE 5.67m (18' 7") x 2.76m (9' 1")

A double bedroom benefiting triple built in wardrobe, built in drawers and dressing table. uPVC double glazed window to the front elevation, light fitting to the ceiling, electric radiator and carpeted flooring.

SHOWER ROOM 2.59m (8' 6") x 1.70m (5' 7")

Providing a range of wood effect fitted furniture with storage cupboards incorporating push button WC and vanity hand basin, fully tiled double shower enclosure with mains shower, electric towel radiator, light fitting to ceiling and cushion flooring.

OUTSIDE

The complex is located within well maintained and landscaped communal grounds. We believe a residents permit is required for on site parking.

FIXTURES AND FITTINGS

All built in appliances, blinds, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains electricity, water and drainage are all understood to be connected to the property. An annual service charge of £2,524.16 is payable which includes buildings insurance, water rates, maintenance of communal areas and use of communal facilities, and an annual ground rent of £710.58 is payable. There is 24/7 access to the laundry room and a communal lift.

COUNCIL TAX

The Council Tax Banding on this property is Band A as confirmed by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their 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 the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee 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 Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

