



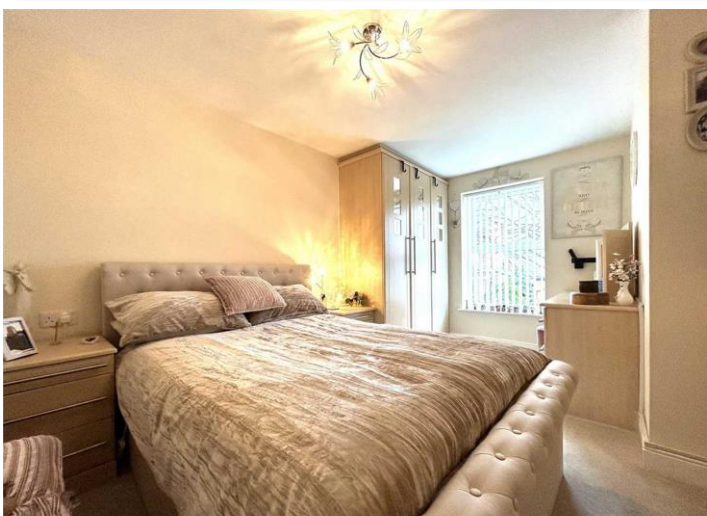
31 Ancholme Mews, Bigby Street, BRIGG, DN20

New £85,000



- Chain Free
- Desirable Over 60's Complex
- Well Appointed Kitchen
- Electric Heating
- Close to Local Amenities
- New Flooring Throughout
- Modern Shower Room
- Immaculate Building Throughout
- First Floor – One Bed Apartment

Bell Watson are pleased to market this beautifully presented FIRST FLOOR - ONE BED apartment being sold CHAIN FREE! This highly desirable over 60's complex is situated in Brigg within a short walk of the market place providing all your local amenities. The property briefly comprises large entrance hallway, lounge/dining area, kitchen, shower room and master double bedroom with built in furniture. 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.

ENTRANCE HALL 2.32m (7' 7") x 1.60m (5' 3")

Enter the apartment into a welcoming reception hall providing a large walk in cupboard housing the water tank and electric board. There is a light fitting to the ceiling, and carpeted flooring.

LOUNGE 6.07m (19' 11") x 3.60m (11' 10")

Solid oak, glazed double doors lead to the open plan living dining room providing two light fittings to the ceiling, a uPVC double glazed window to the rear aspect, an electric radiator and carpeted flooring. A set of solid oak glazed double doors lead to the kitchen.

KITCHEN 2.22m (7' 3") x 1.71m (5' 7")

A well appointed beech effect kitchen offers a range of high and low level units with complementary worktops having tiled splash backs incorporating a stainless steel sink with chrome mixer tap which sits under a uPVC double glazed window to the rear elevation. The kitchen includes an integrated larder fridge freezer, electric over, ceramic hob with extractor over, microwave and slimline dishwasher. There is a light fitting to the ceiling and light wood effect cushion flooring.

DOUBLE BEDROOM 4.25m (13' 11") x 3.15m (11' 6")

Benefiting from a 3 door built in wardrobe, bedside tables and vanity unit. There is a uPVC double glazed window to the rear aspect. A light fitting to the ceiling, an electric radiator and carpeted flooring.

SHOWER ROOM 2.56m (8' 5") x 1.72m (5' 8")

Incorporating a fully tiled shower enclosure with mains shower, a combination unit to include a WC, wash basin, counter top with tiled splash back and built in cupboards. There is a light fitting to the ceiling, an electric towel rail and wood effect cushion flooring.

OUTSIDE

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

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.

FIXTURES AND FITTINGS

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

COUNCIL TAX

The Council Tax Band for 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 the appliances/services before legal commitment.

