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10 Haldenby Court West End, Swanland, HU14 3PQ

£94,500





# 10 Haldenby Court West End

Swanland, HU14 3PQ

- NO ONWARD CHAIN
- UPGRADED INTERNALLY
- ONE/TWO DOUBLE BEDROOMS
- FLEXIBLE LAYOUT
- GROUND FLOOR APARTMENT
- ONE/TWO RECEPTION ROOMS
- AGE RESTRICTIONS APPLY
- COMMUNAL FACILITIES

A RARE MODERNISED GROUND FLOOR APARTMENT OPPORTUNITY WITH DISCREET POSITION IN THE BUILDING WITH PATIO/CAR PARK ACCESS. Offered for sale with NO CHAIN INVOLVED and ripe for immediate occupation.

A flexible layout offers an amended arrangement of living space to include a second reception space that could also be used as a second bedroom if required also.

Haldenby Court is a secure community for residents the age of 60 and over. A House Manager is based here during daytime hours to take care of the day to day running of the complex and a 24 hour careline provides around the clock cover for added peace of mind.

Includes: Communal Entrance Hall with secure intercom entry system, Lift and Stairs leading up to a First Floor Landing.

Private Entrance Hall with storage, delightful Lounge with feature fireplace, spacious Dining Room/Second Double Bedroom (with access from both lounge and entrance hallway, larger than average Kitchen complete with upgraded built in appliances.

Master Bedroom boasting a good range of fitted furniture and storage and Shower Room.

An internal inspection is invited to acknowledge the quality of living space on offer. Has been a pet-free & smoke-free apartment.



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## ENTRANCE HALLWAY

A welcoming entrance to this upgraded apartment being located towards the end of the corridor offering a discreet and private position with the benefit of access from the car park as well as via the main entrance. The entrance access leads through to inner hallway with generous storage and provides access to the reception rooms, bedroom and bathroom. 24 hour careline pull cords throughout the property.

## RECEPTION LOUNGE

Bright and spacious reception lounge with uPVC double glazed window to the garden aspect and individual access door from the Car Park, laminate to floor coverings. A central focal point is provided via wall mounted electric fire with traditional surround and granite hearth. Open access leads through to a further reception space with access also provided to the over-sized kitchen in comparison to alternative apartments within the development. Wall light points.

15'8" x 10'6" (4.79 x 3.22)

## KITCHEN

A larger kitchen than average with a range of recently fitted wall and base units in a modern style with contrasting work surface incorporating a stainless steel sink and drainer, electric hob with extractor canopy over with mid level oven and space for microwave over and space for a number of white goods, traditionally styled tiling and downlighters also.

10'6" x 6'0" (3.22 x 1.85)

## INNER HALLWAY

Deep storage cupboard housing hot water cylinder and shelving with additional providing further shelving and well positioned integrated low level desk, provide access to the master bedroom with En Suite.

## BEDROOM 1

With a range of fitted furniture incorporating wardrobes and locker storage, suitably sized to accommodate double bed with vanity dresser.

14'2" x 9'0" (4.32 x 2.75)

## BEDROOM 2

With access provided from the Lounge and Hallway also so has potential to be used as a further reception space or double bedroom.

14'4" x 8'9" (4.38 x 2.67)

## SHOWER ROOM

With full tiling throughout in a neutral finish with contrasting tiling, contemporary styled over-sized wash hand basin with chrome tap fittings, low flush W.C, raised shower cubicle with shower screen and wall mounted head and console with heated towel rail also.



#### **COMMUNAL AREAS**

WITH RECENTLY UPGRADED COMMUNAL AREAS THROUGHOUT. Haldenby Court is a delightful development of apartments that can be purchased by those over the age of 60 years. However should two parties be purchasing an apartment in the development, the second owner has to be 55 years or over.

The development boasts its own range of impressive facilities including a luxuriously furnished residents' sitting room providing a great place for meeting other residents, and activities together with a kitchen area and laundry room. Also featured within the development is a guest suite located on the first floor which is available for residents to pre-book for their guests to stay for a small charge and is on a strictly first come, first served basis. A lift provides access to the first floor should this be required also.

#### **OUTSIDE**

The development stands within delightful communal grounds. The rear garden is essentially walled and mainly lawned and takes advantage of available sunshine enjoying a West facing aspect and allocated communal parking area is provided with spaces available for visitors. To the immediate rear of the property a South facing garden area exists also providing excellent levels of privacy.

#### **AMENITIES**

The village amenities are all on your doorstep and consist of the following. Chemist, local Fishmonger delivery service, Hairdressers, Florist, Coffee Shop, Dress Boutique, Estate Agent, Post Office, Supermarket, Bowls Club, Tennis Club, Library and Village Hall. Opposite the village pond is the bus service into surrounding locations.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **SERVICES**

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the ERYC Council Tax band to be 'D'. Annual Ground Rent is £477p.a. Annual Service Charge is £3612.51p.a. 125year lease from 1991

#### **TENURE**

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **PROPERTY PARTICULARS-DISCLAIMER** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



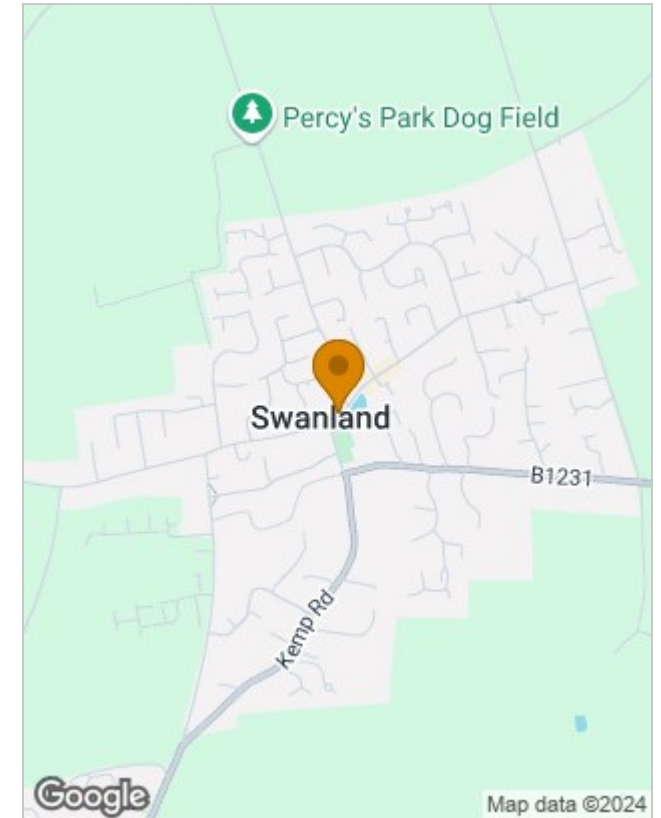
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

