

staniford
grays



1 Haldenby Court, West End, Swanland, HU14 3PQ

£64,950





1 Haldenby Court

Swanland, HU14 3PQ

- GROUND FLOOR APARTMENT
- LARGER KITCHEN
- ASSISTED LIVING
- CENTRAL SWANLAND
- ONE BEDROOM
- CONVENIENT LOCATION IN DEVELOPMENT
- FITTED SHOWER ROOM
- COMMUNAL GROUNDS
- NO ONWARD CHAIN

DIFFERENT TO OTHER APARTMENTS, LARGER KITCHEN, SHOWER ROOM AND CONVENIENT LOCATION IN DEVELOPMENT.

Located in the heart of Swanland village on West End and in close proximity to a broad range of services and amenities, being presented to the market ready for immediate occupation.

Well situated within this exclusive retirement development and offered for sale is this self-contained one bedroom ground floor flat forming part of this popular over 55s development in this desirable and central village location.

The smartly appointed living space comprises; Hallway, Reception Lounge access through to a larger Kitchen, an inner hallway benefits from a deep storage cupboard with Double Bedroom and separate Shower Room.

Haldenby Court itself benefits from a range of communal areas including a large Sitting Room to the ground floor level, Kitchen, Laundry and Guest Suite, all set within a walled garden perimeter.

Ample parking provision is provided for residents with further visitor parking available.

The development itself provides a number of apartments for residents over the age of 55 with the benefit and comfort of a House Manager based at the property during

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ENTRANCE HALL

With wall mounted intercom, deep storage cupboard with shelving and housing hot water cylinder, access is provided to lounge, bedroom and shower room.

LOUNGE

17'3" x 10'6" (5.27 x 3.21)

Uniform in shape and size, with uPVC double glazed window to West End itself, with access also provided to front. A central focal point is provided via a feature electric fire with hearth and mantel, wall light points, wall mounted storage heater, coving detail, security pull-cord, French doors leading through to kitchen.

KITCHEN

7'2" x 7'5" (2.20 x 2.28)

Being larger than a number of the existing kitchens within the development, being well presented throughout with a range of traditionally styled wall and base units with roll edged work surfaces over, appliance include mid-level oven, electric hob with extractor over, sink and drainer, with ample space provided for further white goods if required and tiling to splash backs.

BEDROOM ONE

14'3" x 8'9" (4.36 x 2.68)

Of double bedroom proportions with uPVC double glazed window, wall mounted storage heater and security pull cord, ample wardrobe provision is also provided via folding mirrored doors leading to deep storage, coving and wall light points.



SHOWER ROOM

6'2" x 6'9" (1.90 x 2.08)

With upgraded bathroom throughout to provide a double walk-in shower of contemporary appeal, fitted with a raised white shower tray with over size shower screen with wall mounted shower head and console, low flush w.c., inset basin to unit with full tiling to splashback areas, extractor and uPVC double glazed window also.

COMMUNAL AREAS

Haldenby Court is a delightful development of apartments that can be purchased by those over the age of 55 years.

The development boasts its own range of impressive facilities including a luxuriously furnished residents' sitting room providing a great place for socialising, and activities together with a communal 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 South and West facing aspect and an car parking space is available for the subject apartment together with spaces available for visitors.

VILLAGE 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, Interiors and Gift Shop, Estate Agent, Post Office, Supermarket, Pub, 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.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected.

TENURE

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

VIEWING

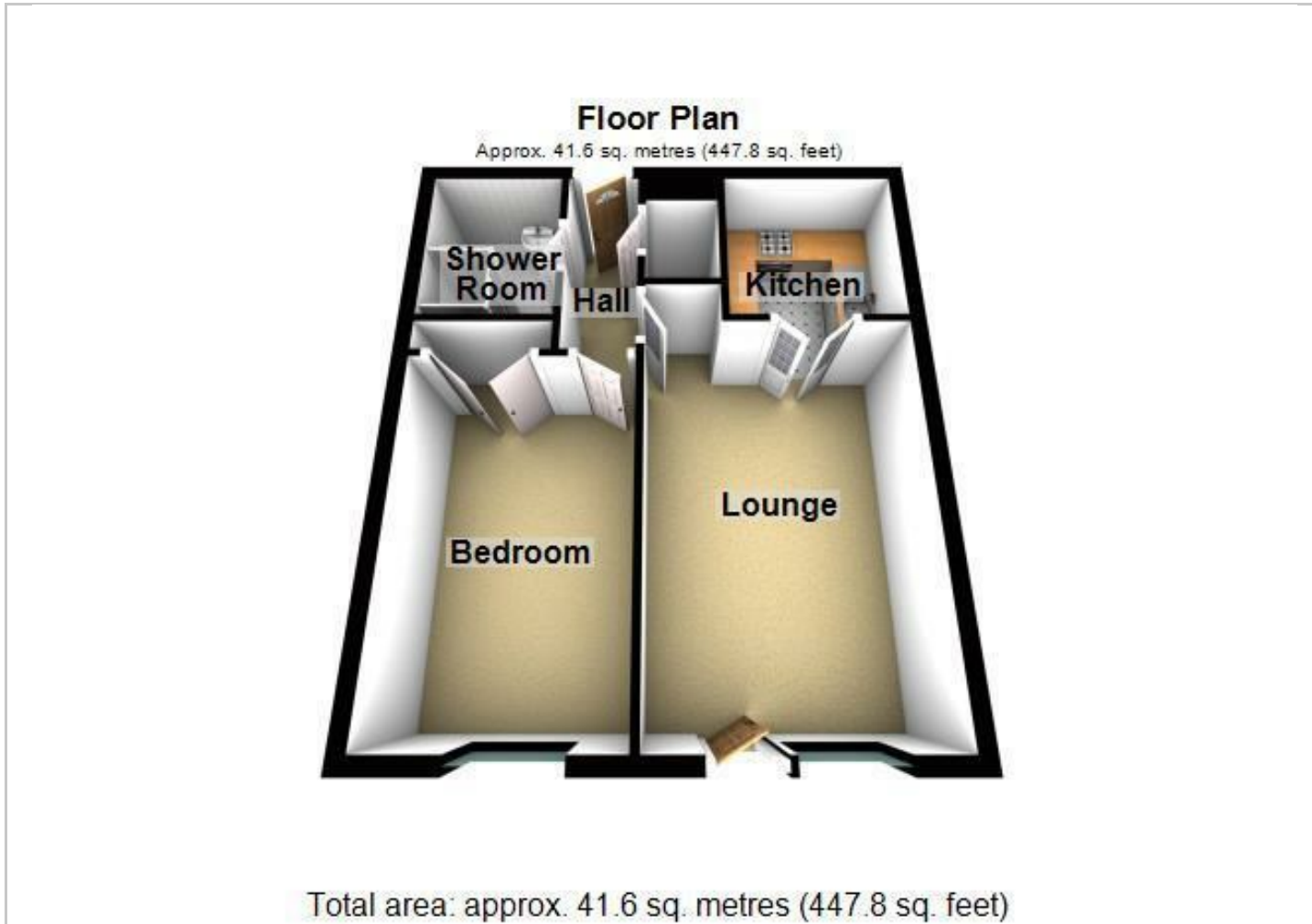
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
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WEBSITES

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



Floor Plans



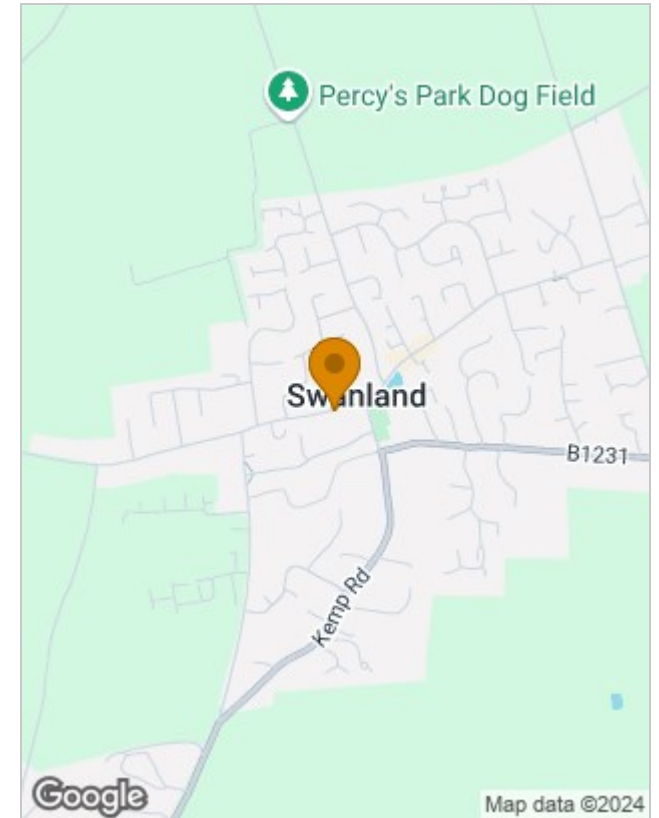
Viewing

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

