



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

£114,950



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- GROUND FLOOR END POSITION APARTMENT
- UPGRADED SPECIFICATION AND INTERIOR
- TWO RECEPTION ROOMS
- LARGE KITCHEN WITH GOOD LEVELS OF NATURAL DAYLIGHT
- OVER 55'S DEVELOPMENT
- ONE OF THE LARGEST APARTMENTS IN THE SCHEME
- OPEN PLAN LAYOUT
- UP TO TWO BEDROOMS
- SHOWER ROOM
- NO ONWARD CHAIN

ONE OF THE LARGEST AND WELL SPECIFIED APARTMENTS AVAILABLE IN THE SCHEME WITH A TROVE OF INTERNAL UPGRADES. VIEWING ADVISED!

Well situated within this exclusive retirement development and immaculately presented with a fully modernised interior including a modern kitchen and Shower Room being larger than a number of the surrounding ground floor apartments.

Ideally positioned with a bright aspect and accessed directly from the car park, or alternatively with ground floor access from the main entrance.

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 with No Onward Chain and coming ready for immediate occupation.

The smartly appointed living space comprises, Hallway, Reception Lounge with access provided to the second reception space/Bedroom 2 and double door access through to a modern fitted Kitchen, an inner hallway benefits from two deep storage cupboards with up to Two Double Bedrooms and a 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.



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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, sensor lighting, 24 hour careline pull cords throughout the property and upgraded floor coverings throughout the apartment.

RECEPTION LOUNGE

15'11" x 11'0" (4.86 x 3.37)

Bright and spacious reception lounge with uPVC double glazed window to the garden and individual access door from the Car Park. A central focal point is provided via a remodelled fire place and rustic mantle with recess for electric fire with further detail and feature provided by the panel wall detailing. Pocket doors lead through to a further reception space with access also provided to the over-sized kitchen in comparison to alternative apartments within the development and inset dimmable spotlights.

RECEPTION 2/BEDROOM 2

14'7" x 8'4" (4.46m x 2.56m)

A versatile and open plan reception space used currently as a dining space but can easily be reverted back to a double Bedroom. With access provided from the Lounge via pocket doors and Hallway with inset spotlights an uPVC window, wood panel detailing.

KITCHEN

12'1" x 6'10" (3.70m x 2.10m)

A bright kitchen area with uPVC window to side, and larger than average with recently fitted flooring. Appointed with a range of 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, integrated fridge/freezer and newly installed washing machine.

INNER HALLWAY

Deep storage cupboard housing hot water cylinder and shelving and additional cupboard and sensor lighting to hallway. The inner hallway provides access to the master bedroom.

BEDROOM 1

13'11" x 8'9" (4.25m x 2.68m)

With a range of fitted furniture incorporating wardrobes a, suitably sized to accommodate double bed and further storage.

SHOWER ROOM

5'10" x 6'5" (1.78m x 1.98m)

Fully upgraded and internally and well appointed. With splash screening throughout, contemporary styled wash hand basin with chrome tap fittings inset to vanity unit, concealed cistern low flush W.C, raised shower cubicle with shower screen and wall mounted head and console with heated towel rail also. Automated LED sensor lighting and inset spotlights.



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 55 years.

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

he 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.

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.

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

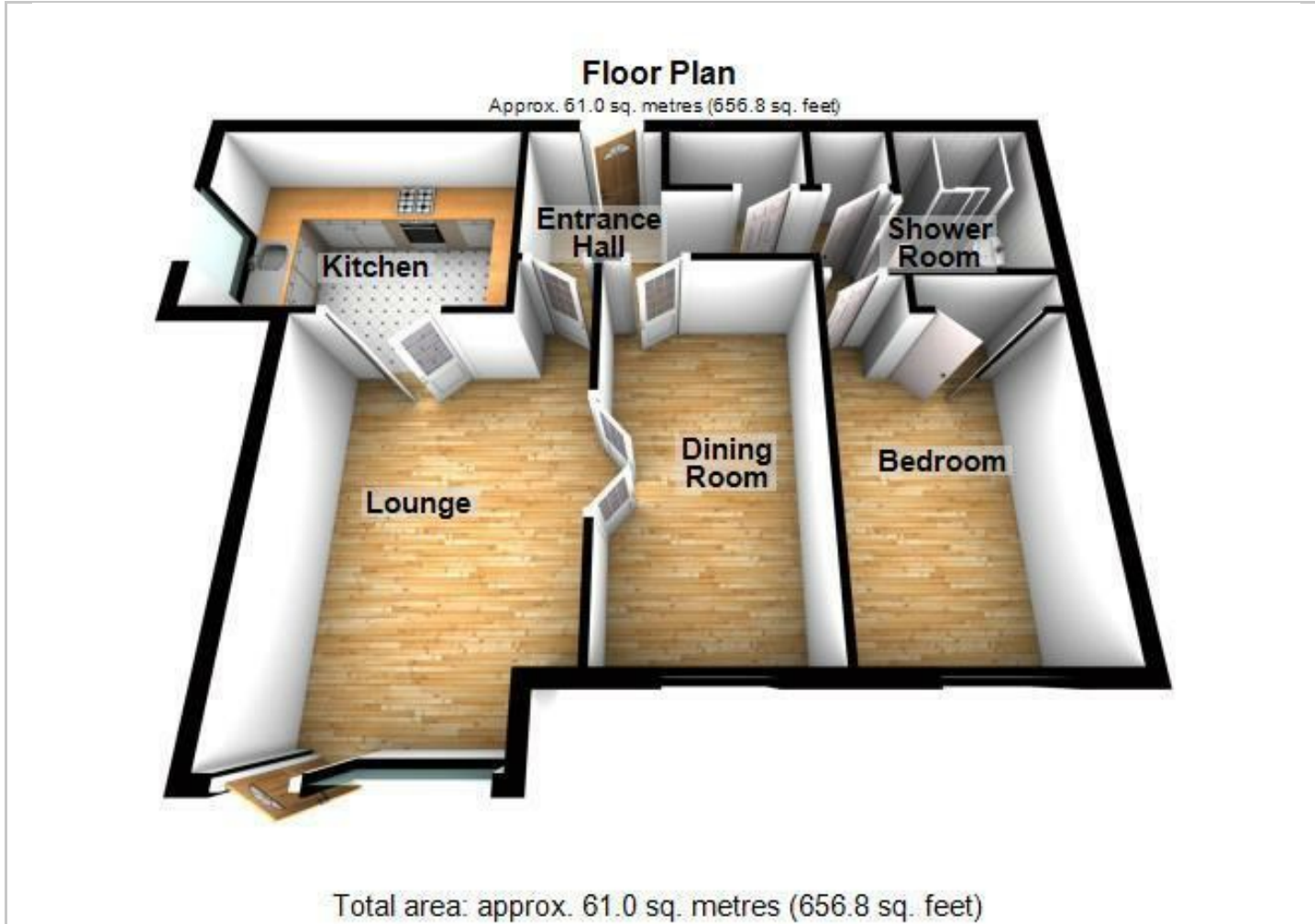
E-mail: swansales@stanifords.com

WEBSITES

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



Floor Plans



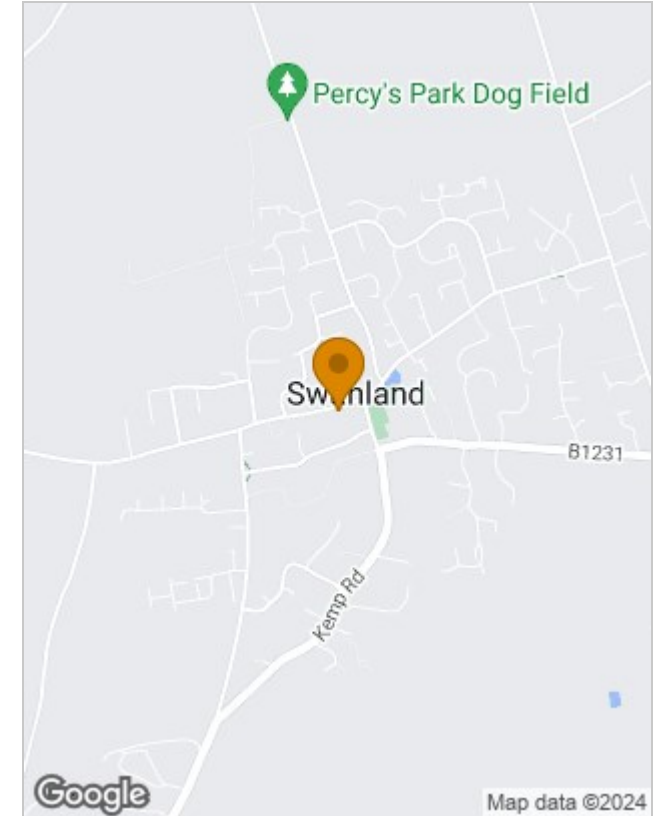
Viewing

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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Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	78
(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	