

**staniford**  
grays



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

£99,950





# 14 Haldenby Court, West End

Swanland, HU14 3PQ

- TWO BEDROOMS
- HOUSE WARDEN AND CARE LINE
- NO CHAIN
- CENTRAL SWANLAND LOCATION
- GROUND FLOOR
- SOUTH WEST ASPECT
- STUNNING GARDEN OUTLOOK
- SMARTLY APPOINTED

Ideally situated with a bright South Westerly aspect to the reception lounge and bedrooms and providing access directly to stunning communal gardens to the rear (with alternative access to front also provided). Located in the heart of Swanland village on West End, Swanland and in close proximity to a broad range of services and amenities.

Presented to the market with No Forward Chain Involved and coming ready for immediate occupation.

Accommodation comprises, Hallway with two built in cupboards, Reception Lounge with feature fireplace leading to Fitted Kitchen, Two Double Bedroom, Shower Room being smartly appointed throughout.

Haldenby Court itself benefits from a range of communal areas, including a large sitting room to ground floor level, Kitchen, Laundry and Guest Suite and all set within walled gardens.

Residents and visitor parking available.

The development itself provides a number of apartments for residents over the age of 55 with the benefit of a house manager based at the property during weekday daytime hours with a 24 hour care line also.



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Haldenby Court is a delightful development of apartments that can be purchased by those over the age of 55 years, designed to provide you with more support, convenience and security, together with peace of mind with the 24 hour Careline service.

A Manager is on the premises from Monday to Friday in a ground floor office. In addition to the main entrance there is a covered way by a side entrance, which is convenient for cars dropping off passengers.

An Entry Intercom at the main entrance connecting to the relevant flat, allows visitors into the building. A spacious Laundry Room on the ground floor has two large washing machines, two large tumble driers, sink, iron and ironing board. There is an advisory rota to facilitate use by residents.

At the end of the corridor to the laundry room is the secure, indoor Refuse Area. 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.

There is a communal Lift to the first floor accommodations. The building and public areas are maintained and cleaned. The exterior windows are all cleaned regularly.

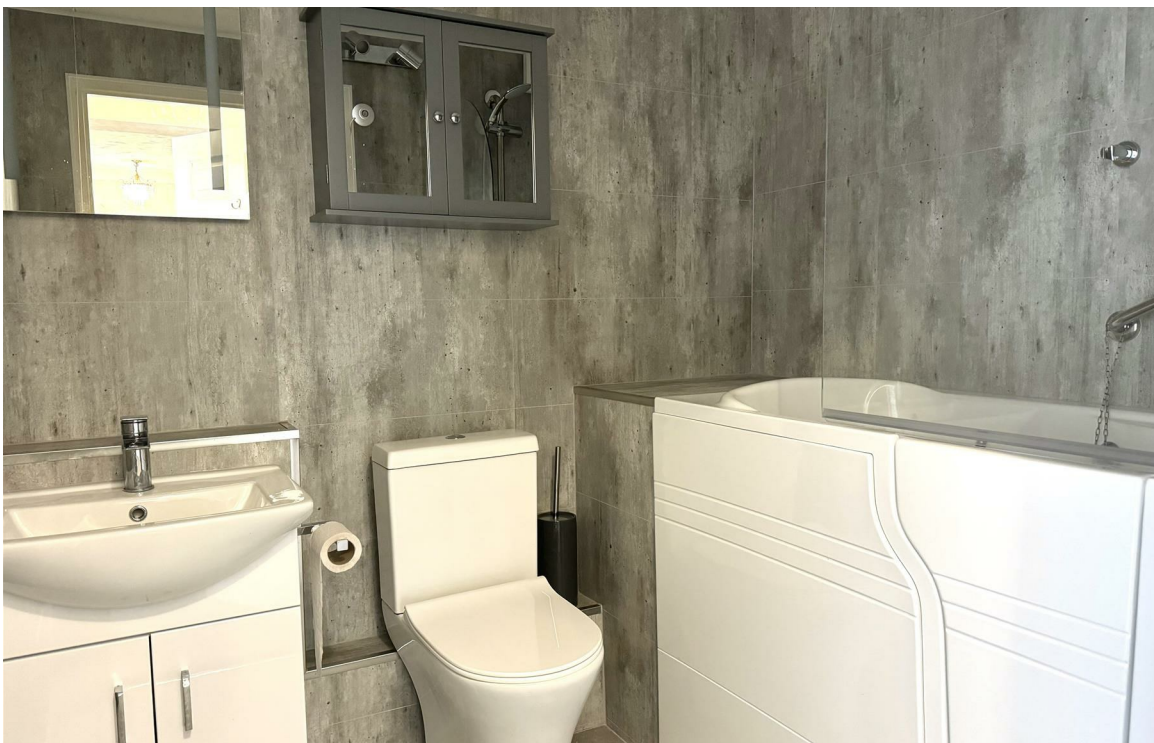
There are accessible fire exits and closing fire doors and the fire alarm system is tested regularly. WI-FI is available in the development via a KC operated land line. Fibre optic cable is also installed throughout the development in the corridor ceilings, enabling future access to high speed broadband to be arranged in the apartment, if desired.

**Apartment Facilities**  
Of the two large hallway cupboards, one contains the hot water tank, electrical circuit switches and shelving for linen storage.

The glazed door from the lounge provides access to a short pathway leading round the building to the car park, offering an alternative convenient exit from the apartment. Careline is available for all problems at all times, using a cord pull located in all rooms.

**COMMUNAL ENTRANCE**  
Entry via a secure double door entrance vestibule, requiring key/fob access, intercom. Leads into a large Communal Lounge area with adjoining communal Kitchenette supplied with crockery for preparation of hot and cold drinks. This Lounge is available for the residents to socialise for gatherings.

**ENTRANCE HALLWAY**  
With wall mounted intercom, two deep storage cupboards, one housing hot water cylinder also with access provided to Lounge, Two Bedrooms and Shower Room.



#### LOUNGE

16'4" x 10'7" (5.00 x 3.23)

Generously sized with uPVC double glazed door opening onto the communal garden area, a South Westerly facing aspect providing an abundance of natural daylight via uPVC double glazed window, a feature to the room is provide via feature fireplace in a traditional finish, storage heater and care line pull cord, provides access to...

#### KITCHEN

10'7" x 5'8" (3.23 x 1.73)

Being larger then some of the surrounding apartments accessed via folding doors from the lounge, neutrally appointed throughout with a selection of wall and base units, inset sink and drainer, mid level oven, space provided for white goods, roll edge work surfaces with tiling throughout, hob, extractor canopy and light point.

#### BEDROOM ONE

14'0" x 9'1" (4.27 x 2.77)

Of double bedroom proportions with uPVC double glazed window providing pleasant south westerly facing outlook, a folding mirror wardrobe, storage heater and care line pull cord and wall light points.

#### BEDROOM TWO

14'0" x 8'7" (4.27 x 2.64)

Again benefiting from double bedroom proportions, with uPVC double glazed window to the communal rear garden outlook, wardrobes to one full wall length, care line pull cord, storage heater and wall light points.

#### BATHROOM

6'9" x 5'6" (2.06 x 1.68)

Immaculately appointed and newly fitted white sanitaryware comprising of walk-in seated bath, shower screen with chrome showerhead and console over, wash hand basin inset to storage cupboard, low flush w.c, full splash screening to walls, illuminated mirror, care line pull cord.

#### EXTERNAL

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 car parking space is provided together with visitor parking also.

#### VILLAGE AMENITIES

The village amenities are all on your doorstep and consist of the following. Chemist, Morrisons local convenience store, Post Office, Hairdressers, Barbers, Florist, Coffee Shop, Dress Boutique, Estate Agent, Chiropodist, Beauticians, 2 Churches, Bowls Club, Tennis Club, Library, Village Hall and a local Fishmonger delivery service, also a 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. We understand the E.R.Y.C council tax band to be 'D'.

#### TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion. For full details of the ground rents, leasehold information and maintenance charges please contact the sole selling agents Staniford Grays.

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.  
Website- Stanifords.com Tel: (01482) - 631133  
E-mail: swansales@stanifords.com

#### 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.



## Floor Plans



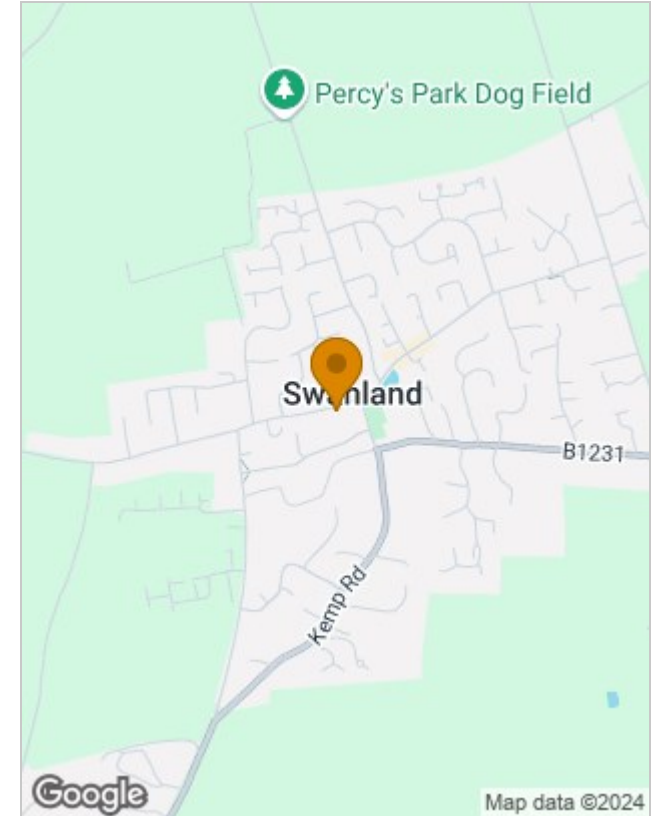
## Viewing

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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

