

staniford
grays



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

£110,000





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Swanland, HU14 3PQ

- HIGHLY SPECIFIED INTERIOR
- GROUND FLOOR APARTMENT
- UPGRADED KITCHEN AND SHOWER ROOM
- VIEWING ADVISED
- OVER 55'S DEVELOPMENT
- WEST FACING GARDEN VIEWS
- ATTENTION TO DETAIL THROUGHOUT
- SMART PRESENTATION
- COMMUNAL FACILITIES
- NO ONWARD CHAIN

ONE OF THE MOST WELL SPECIFIED APARTMENTS AVAILABLE IN THE SCHEME WITH A TROVE OF INTERNAL UPGRADES WITH PRIVATE WALLED GARDEN VIEWS.

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 and West facing garden aspect, offering an applicant the benefit of privacy and tranquillity with an abundance of natural daylight.

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 and double door access through to a modern fitted Kitchen, an inner hallway benefits from one deep storage cupboard with Two Double Bedrooms and a upgraded 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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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

Providing access to main reception space, with inner hallway to bedrooms, storage cupboard with fitted shelving and housing water tank, secure entry intercom system.

RECEPTION LOUNGE

Boasting a bright West facing garden outlook, with uPVC double glazed window to the rear and an access door to a small and dedicated seating area, leading into the communal gardens. The reception / day room space remains suitably sized to accommodate furniture suite with space for breakfast table also, with recently fitted wall mounted electric heaters, wall light points, pull-cord for 24-hour careline and double doors leading to...

KITCHEN

Fitted with a range of high gloss wall and base units with a range of storage solutions including rotating carousel, Neff induction hob, integrated fridge freezer, mid-level slide+hide Neff oven, extractor canopy, pan drawers, mirrored splashback, contrasting work surfaces and overall being highly specified and well appointed throughout.

INNER HALLWAY

Giving access to two generously sized bedrooms.

BEDROOM ONE

With uPVC double glazed window to rear and garden outlook, wardrobes with mirrored folding doors and additional fitted wardrobes also, wall light points, wall mounted electric heater, pull-cord for 24-hour careline.

BEDROOM TWO

With uPVC double glazed window to rear outlook, potential to be used as a second bedroom or alternatively as dining room or study, wall light points, wall mounted electric heater, pull-cord for 24-hour careline.

SHOWER ROOM

Having recently been fully upgraded to a high specification with contemporary wall and floor tiling, wet room area with floor mounted glazed shower screen, shower with rainfall showerhead and mains fed console, contemporary sanitaryware including concealed cistern low flush w.c, inset basin to vanity storage unit, low level backlighting, heated towel rail, inset spotlights to ceiling.



AGENTS NOTE

The vendors have fully modernised and improved this two bedroomed apartment, being one of the most highly specified properties within the development, with viewing available through the sole selling agent Staniford Grays.

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 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.

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

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.

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.

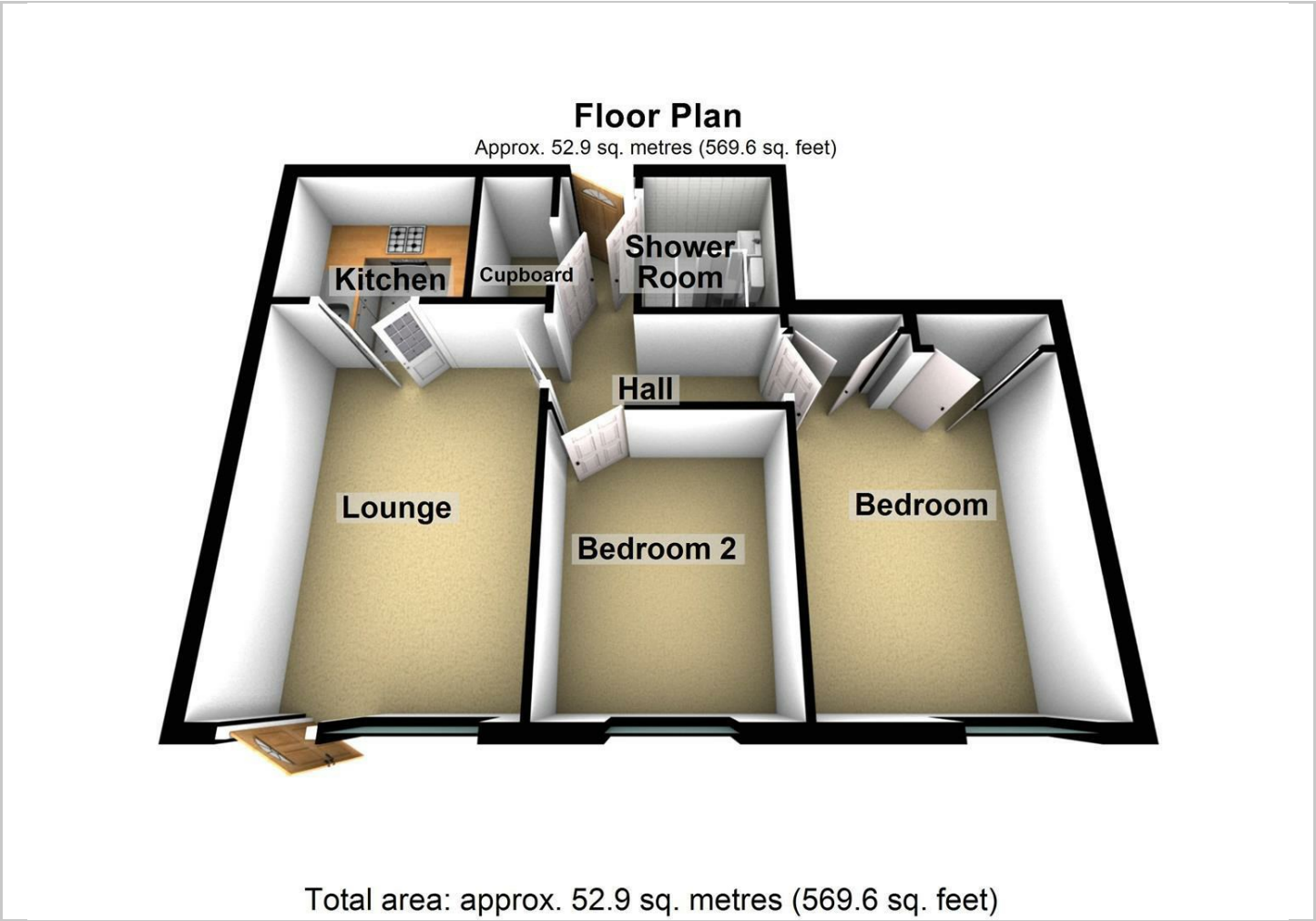
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



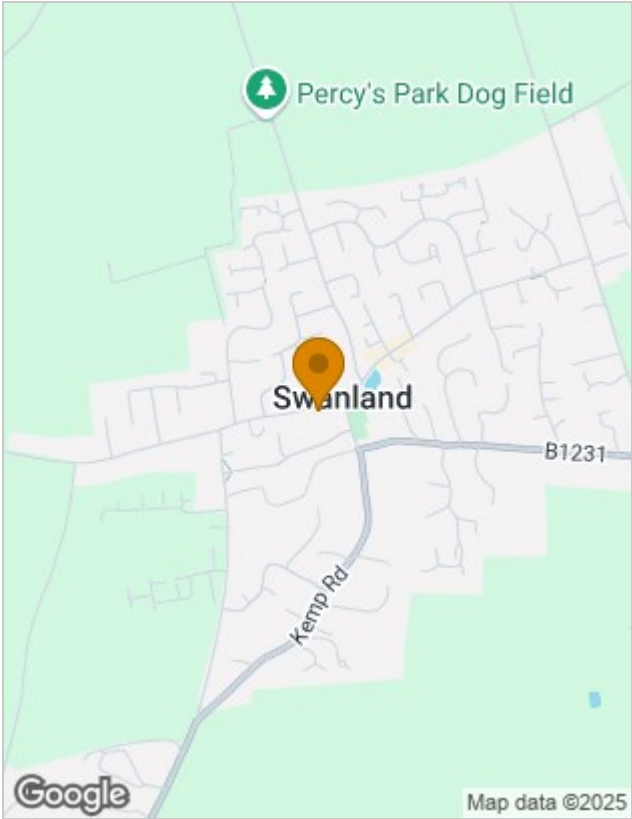
Viewing

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

