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Matthew
Limb
MOVING HOME



Apartment 20, Fairway View Elloughton Road, Brough, East Yorkshire, HU15

- 📍 Ask About Incentives!
- 📍 Close To Amenities
- 📍 Designed For The Over 60s
- 📍 Two Bedrooms
- 📍 Lift To All Floors
- 📍 First Floor Apartment
- 📍 Council Tax Band C
- 📍 Tenure Leasehold / EPC=

£199,999

INTRODUCTION

Located in the heart of Brough is the stunning McCarthy Stone Fairway View Court Retirement Living development. Exclusively for those over 60, there are 35 apartments perfect for those who want to stay central to all that Brough has to offer.

Apartment 20 comes fully equipped with carpets, curtains, blinds and light fittings and is finished to a high standard. Features include a 24-hour emergency call facility, a dedicated House Manager during the week and a camera entry system which are sure to offer peace of mind. Furthermore, there is lift access throughout, so it's easy for homeowners to get around.

Situated upon the first floor, apartment 20 can be accessed via the lift or stairs. The accommodation comprises a spacious hallway with utility cupboard, lounge with juliet balcony, contemporary fitted kitchen with built in appliances, two bedrooms, the main bedroom having a walk in wardrobes plus there is a contemporary shower room.

The apartments are designed to be energy efficient with double glazing, insulation and electric heating throughout. The telephone, TV and Sky connection points are fitted ready for you from the day you move in.

Every apartment is backed up by the assurance of an NHBC guarantee which covers major structural defects.

You can relax and catch up with friends in the Social Lounge which has French doors looking onto the entrance area and private car park. The guest suite is a perfect hotel style room ideal for visitors.

LOCATION

The traditional East Yorkshire town of Brough has all the facilities you need to enjoy for a full and active retirement. In a convenient location, Fairway View allows easy access to all that is available. As well as a large supermarket and a variety of independent shops and retailers, the town centre also offers a selection of pubs and cafes, a Medical Centre, banks and a Post Office. If you enjoy the outdoors, there are excellent golf facilities in the area and walks that take you through a stunning web of footpaths, bridal paths and byways. The Petuaria Community Centre houses the Brough library and also offers classes for older adults including keep-fit, Pilates and Yoga. Good access links both by road and rail ensure your family are always close by. The town is served by Brough railway station on the Hull to Selby and Doncaster railway line. The local bus service provides direct access to Hull. The town lies 1 mile south of the main A63 to the M62 motorway.

ACCOMMODATION

The property is located upon the first floor and accessed via a lift or staircase. Private residential door opens to:



ENTRANCE HALLWAY

Spacious and welcoming with utility cupboard providing good storage and housing the hot water system and there is also plumbing for an automatic washing machine.



LOUNGE

22'6" x 10'9" (narrowing to 6'8") approx (6.86m x 3.28m (narrowing to 2.03m) approx)

A lovely room with double doors to a "Juliet" style retaining balcony.



KITCHEN

9'7" x 7'10" approx (2.92m x 2.39m approx)
With contemporary fitted base and wall units plus integrated appliances including an oven, hob with filter hood above and fridge/freezer,



BEDROOM 1

12'6" x 9'11" approx (3.81m x 3.02m approx)
Window. Large walk in wardrobe with shelving and hanging rails.



BEDROOM 2

12'2" x 9'2" (measurements to extremes) approx (3.71m x 2.79m (measurements to extremes) approx)
Window.



SHOWER ROOM

A stylish shower room with a walk in shower, wash hand basin and low flush W.C, tiled surround and floor, heated towel rail.



OUTSIDE

Attractive landscaped grounds surround the development and are ideal for relaxing in. There is also a useful communal store building.



LUXURY COMMUNAL LOUNGE

On the ground floor is the Luxury Social Lounge which has French doors looking onto the entrance area and private car park. There is also a fitted kitchen.



GUEST SUITE

The guest suite is a perfect hotel style room ideal for visitors at a charge of just £25 per night.



GUEST SUITE SHOWER ROOM



MOVE FOR FREE

Exclusive Spotlight Property Offer!

Reserve apartment 20 by 26th April and McCarthy Stone will contribute to your moving costs*

- up to £7,500 to Estate Agent fees
- up to £2,000 towards legal fees
- FREE removal service

ONGOING COSTS

McCarthy & Stone Management Service Ltd will manage Fairway View. The estimated service charge and ground rent is £73.97 per week. This includes items such as buildings and grounds upkeep, House Manager staff costs, 24-hour emergency monitoring service, comprehensive building insurance. Further details upon request.

TENURE

Leasehold

VIEWING

By appointment through the agent. Brough Office 01482 669982





Ground Floor

Approx. 67.6 sq. metres (728.2 sq. feet)



Total area: approx. 67.6 sq. metres (728.2 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |