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Limb
MOVING HOME



26 Fairway View, Elloughton Road, Brough, East Yorkshire, HU15 1FT

- 📍 Superb 1 Bed Apartment
- 📍 Designed for the Over 60's
- 📍 Nearby Lift
- 📍 Close to Amenities
- 📍 South Facing Aspect
- 📍 Allocated Parking Space
- 📍 Council Tax Band = B
- 📍 Freehold/EPC = B

Offers Over £200,000

INTRODUCTION

A simply stunning apartment within this fabulous development designed for the over 60's providing luxury and peace of mind. Particularly spacious being one of the largest one bedroom designs, this lovely property enjoys a southerly aspect with light flooding into the principle rooms. Situated upon the first floor providing a secure environment a lift is located nearby making it conveniently accessible. The epitome of luxurious living this immaculately presented apartment briefly comprises a welcoming hallway, large living room with Juliet style balcony to the south, quality fitted kitchen complete with an array of appliances, contemporary shower room and a spacious double bedroom with the luxury of two fitted walk-in wardrobes.

Please note that a particular feature of the property is an allocated parking space. There is no chain involved therefore a quick completion should be possible.

The development offers independent living yet with a sense of community and camaraderie if desired. There is a stunning residents lounge, mature landscaped communal gardens and a guest room available for booking.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, building insurance, water rates and security systems, All energy costs of the homeowners lounge and other communal areas are also covers in the service charge.

DEVELOPMENT

This stunning McCarthy Stone development of Fairway View, a retirement living development is situated in the heart of Brough, close to its excellent range of amenities. Exclusively designed for the over 60's there are 35 apartments perfect for those who want to stay central to all that Brough has to offer.

The apartments are designed to be energy efficient with double glazing, insulation and electric heating throughout. Telephone, TV and Sky connection points are fitted ready to move into.

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

You can relax and catch up with friends in the luxurious communal lounge which has French doors looking onto the entrance area and private car park. There is a guest suite which is perfect for visitors. The development features a 24-hour emergency call facility, a dedicated House Manager during the week and a camera intercom system connecting the apartment with the automated entrance door. Luxurious communal lounge is an ideal place for residents to socialise.



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 and has a bus stop outside the development. 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 nearby lift or separate staircase. A private residential entrance door opens to:

ENTRANCE HALLWAY

A spacious and welcoming hallway.



UTILITY CUPBOARD

Providing excellent storage and housing the hot water system plus plumbing for automatic washing machine.



LIVING ROOM

approx 18'9" x 10'8" (approx 5.72m x 3.25m)

A stunning room enjoying a southerly aspect with double doors and a Juliet style retaining balcony. There is a feature fire surround housing an electric fire.



KITCHEN

7'7" x 7'3" (2.31m x 2.21m)

Having an excellent range of modern fitted units and work surfaces incorporating a sink and drainer, integrated oven hob, extractor hood and fridge freezer. With window to south elevation.



BEDROOM

approx 13' x 9'6" (approx 3.96m x 2.90m)

With window to south elevation. A particular feature are "his and hers" "walk-in" wardrobes both with fitted open hanging and shelving.



WARDROBE



SHOWER ROOM

With contemporary suite comprising concealed flush WC, wash hand basin and cabinet and large shower area, tiled floor and surround.



OUTSIDE

Attractive landscaped gardens surround the development and are ideal to relax in. There is also a useful communal store building.

PARKING

An allocated parking space lies within the courtyard to the front.

GARDEN

Attractive landscaped communal gardens surround the development. There is also a useful communal store.

RESIDENTS LOUNGE



GUEST SUITE

Available for booking at a nominal charge.



GUEST SUITE SHOWER ROOM



TENURE

Leasehold.

We have been notified that the service charge of 2023 equates to £2496.69 per annum (for financial year end Sept 2023) and includes items such as buildings and grounds upkeep, House manager staff costs, 24-hour emergency monitoring service, comprehensive building insurance. A ground rent of £425 is also applicable

The lease granted was for 999 years from 2018

the above information should be verified in pre-contract enquires by your legal representative.

Inclusions of the service charge:

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

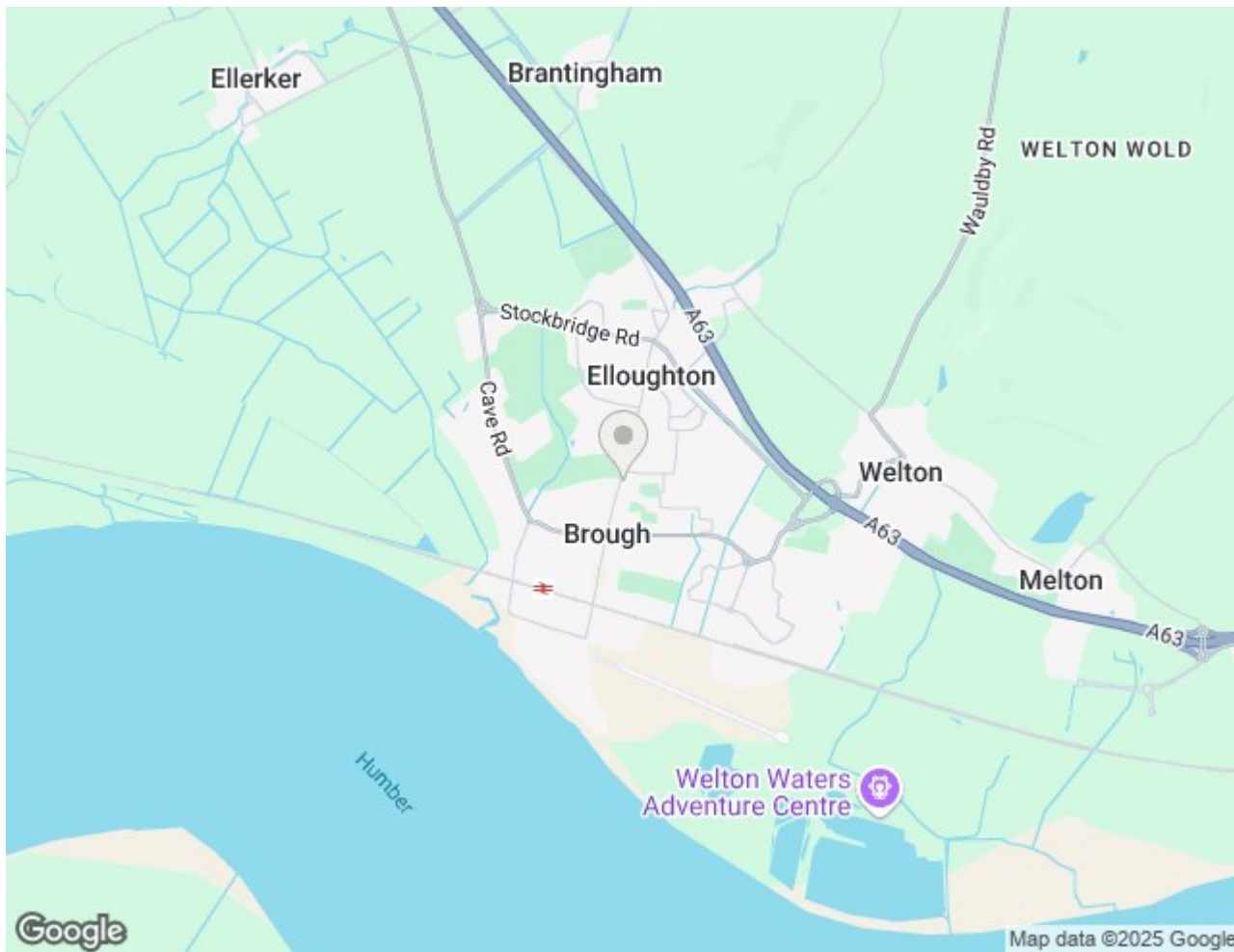
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

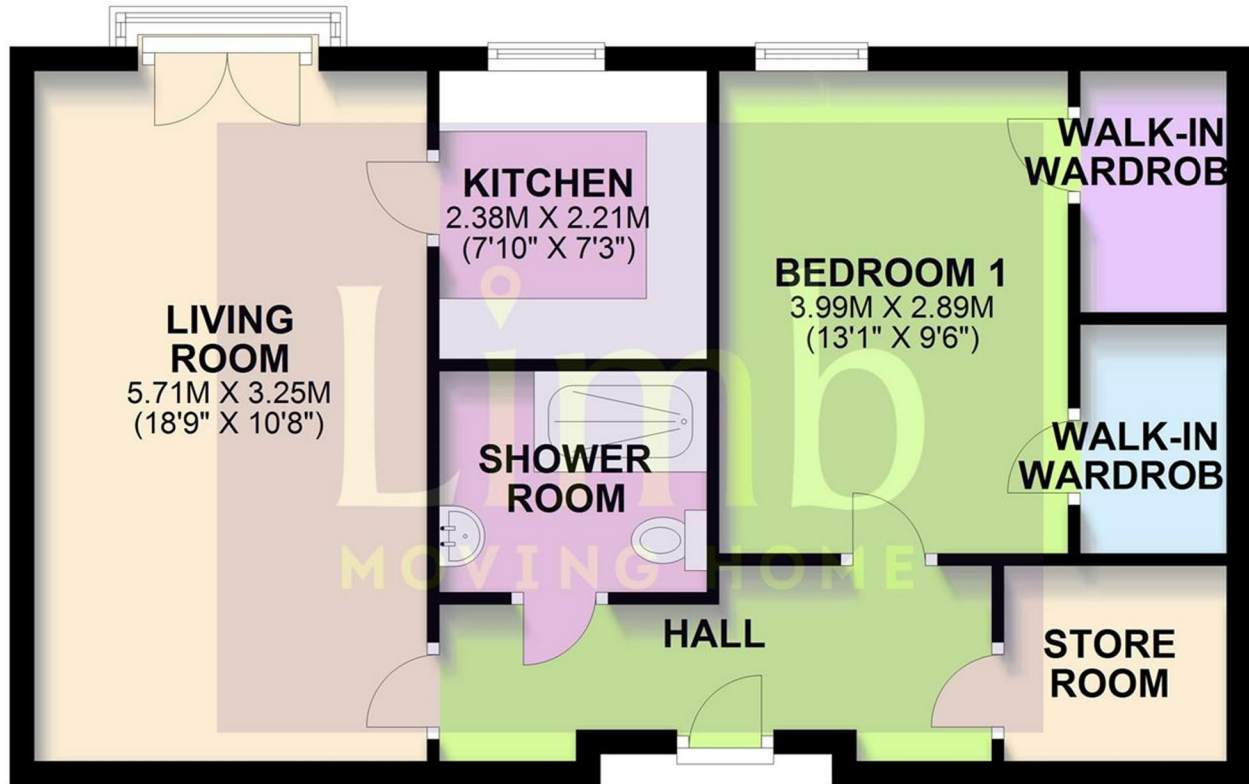
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



FIRST FLOOR


APPROX. 56.0 SQ. METRES (602.3 SQ. FEET)



TOTAL AREA: APPROX. 56.0 SQ. METRES (602.3 SQ. FEET)

26 FAIRWAY VIEW

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	

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Environmental Impact (CO₂) 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	