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**Limb**  
MOVING HOME



*27 Stapleton Court Waller Grove, Swanland, East Yorkshire, HU14 3RW*

- 📍 Luxury Apartment
- 📍 Over 55's
- 📍 Prime Position
- 📍 Council Tax Band = D

- 📍 2 Beds/2 Baths
- 📍 South Facing
- 📍 Patio
- 📍 Leasehold/EPC = B

**£345,000**



## INTRODUCTION

Surely the best apartment in this exclusive development which is specifically designed for the over 55's. Situated on the ground floor with a principle south facing aspect, doors open out to a "walk out" patio area. The apartment therefore enjoys a sunny aspect having windows to both south and west elevations. Originally built by McCarthy Stone who specialise in this sector of the market, this stunning apartment affords an enviable lifestyle including independence of living and with the benefit of some fabulous communal spaces both inside and out. The development is located along the prestigious Tranby Lane, close to the heart of the village with easy pedestrian access available through Waller Grove to the duck pond. The apartment itself is beautifully presented with spacious accommodation of an extremely high specification and is ready to move straight into having been freshly decorated and recarpeted. A wide entrance hall has a storage cupboard and a utility cupboard situated off, there are two double bedrooms, both with "walk in" wardrobes and the main with stylish en-suite shower room. There is also a separate shower room opposite bedroom 2. The open plan living space includes a fabulous living area with picture windows and double doors opening out to the patio. The kitchen features sleek contemporary units with a host of high end Neff appliances. The property enjoys a high insulation factor and benefits from uPVC double glazing and electric heating. The development provides beautiful landscaped gardens and the apartment has a designated parking position within the gated courtyard.

## LOCATION

Stapleton Court enjoys an enviable leafy setting in the beautiful East Yorkshire village of Swanland. The village benefits from its own range on amenities as well as being in easy reach of larger towns and cities such as Beverley and Hull. The development itself has a pedestrian access directly to the centre of the village and the picturesque pond. The village is surrounded by open countryside and offers all the amenities you need on a daily basis, including a convenience store, post office, chemist and a public house with traditional pub fare.

Larger supermarkets can be found in the nearby villages of North Ferriby and Willerby. If you enjoy the outdoors, Swanland Lawn Tennis and Bowls club are located next to the village pond. There are also excellent golf facilities in the area. The village enjoys easy access to a wide range of amenities in the surrounding towns and cities. The A63 is located two miles away linking the village to Hull and the M62. The Humber Bridge provides access to the south bank and beyond.

## ACCOMMODATION

Whilst entry to the development can be accessed via the main entrance reception with intercom entry system, there is also a more conveniently placed entrance to the rear which is fob controlled and close to the parking position. The communal hallway allows access to the apartment's private entrance door.



## HALLWAY

An impressive and spacious hallway with both a large storage/cloak cupboard and a utility cupboard situated off.

## UTILITY CUPBOARD

7'2" x 5'0" approx (2.18m x 1.52m approx)

Housing the Vent-Axia air circulation unit and plumbing for automatic washing machine.

## LIVING ROOM

22'0" x 14'9" approx (6.71m x 4.50m approx)

A simply stunning space looking south with picture windows either side of wide opening doors leading out to the patio. The curtains and blinds are automated. The focal point of the room is a beautiful limestone fire surround with remote controlled electric fire. This room is open plan in style to the kitchen area.



## KITCHEN AREA

13'2" x 10'0" approx (4.01m x 3.05m approx)

With sleek fitted units and granite work surfaces. There is a range of Neff appliances including an oven, combination microwave, hob, extractor hood above, dishwasher and fridge freezer. Window to side elevation, tiled flooring.



## BEDROOM 1

18'6" x 9'10" approx (5.64m x 3.00m approx)

Window to south elevation. There is a very useful "walk in" wardrobe fitted with hanging shelving facilities.



## EN-SUITE SHOWER ROOM

Stylishly presented and comprising a concealed flush W.C. and wash hand basin in fitted furniture, large shower enclosure with rainhead and handheld shower system, tiled surround, tiled flooring, heated towel rail, wall hung toiletries cabinet.





## BEDROOM 2

14'9" x 9'4" approx (4.50m x 2.84m approx)

Window to south elevation. A "walk in" wardrobe to one corner with fitted hanging and shelving facilities.



## SHOWER ROOM

With shower enclosure having a rainhead and handheld shower system, fitted furniture with inset wash hand basin and W.C., tiled surround and floor heated towel rail, wall hung toiletries cabinet.



## PATIO



## OWNERS LOUNGE

This elegant lounge is the vibrant hub of the development where friends and neighbours can enjoy spending time together. The welcoming and comfortable space is ideal for catching up and enjoying a chat. There is lots of quite spots too if you want read a good book.



## TENURE

Leasehold

## SERVICE CHARGES

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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



## AGENTS NOTE

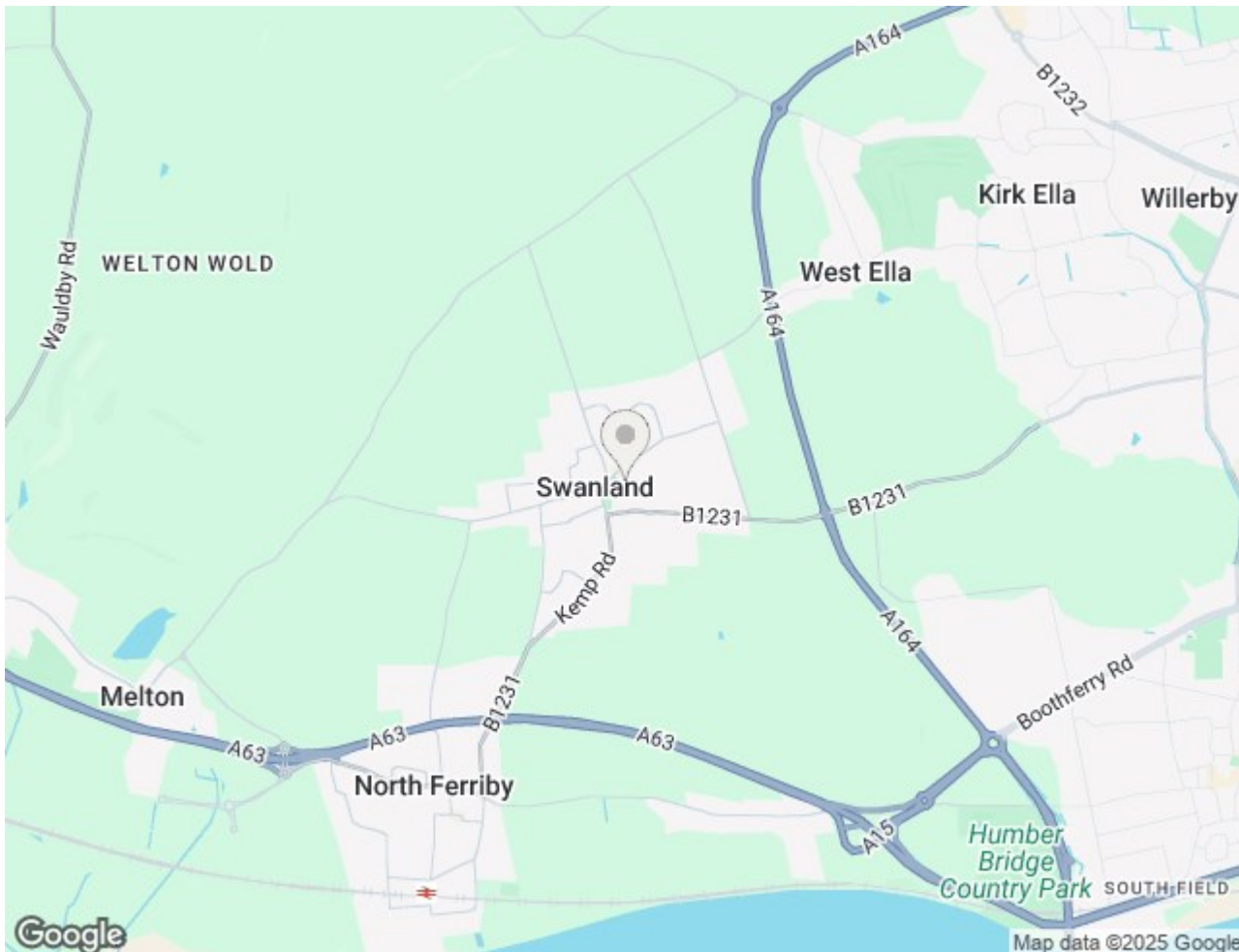
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.






## Ground Floor

Approx. 101.5 sq. metres (1093.0 sq. feet)



Total area: approx. 101.5 sq. metres (1093.0 sq. feet)  
**27 Stapleton Court**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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