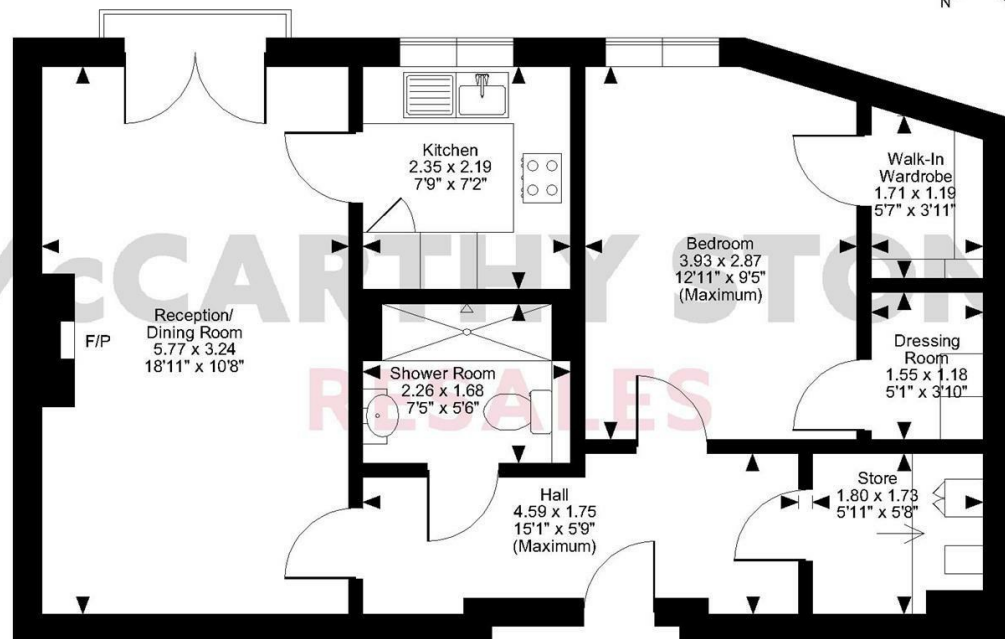


Fairway View, Elloughton Road, Brough
Approximate Gross Internal Area
601 Sq Ft/56 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

26 FAIRWAY VIEW ELLOUGHTON ROAD, BROUGH, HU15 1FT



A RARE OPPORTUNITY to purchase a STUNNING LARGER STYLE ONE BEDROOM Apartment at Fairway View. Enviably located on the First Floor with adjacent access to the lift. Positioned SOUTH FACING and boasts a JULIET BALCONY with pleasant views of landscaped gardens and park.

This property has its OWN ALLOCATED CAR PARKING SPACE.

ASKING PRICE £219,000 LEASEHOLD

For further details, please call **0345 556 4104**

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FAIRWAY VIEW, ELLOUGHTON ROAD, BROUGH

1 BED | £219,000

FAIRWAY VIEW

Designed exclusively for the over 60's Fairway View is home to 19 one-bedroom apartments and 16 two-bedroom apartments. There is a dedicated House Manager on site during working hours to take care of things and make you feel at home.

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, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

LOCAL AREA

Located within easy walking distance of the centre of Brough, local amenities are within 5-10 minutes' walk from your front door. Morrisons Supermarket and Petrol Station, Butchers, Fish & Chip Shop, Delicatessen, Public house, Post office, library, Methodist Church, Community Halls with a varied selection of activities suited for all and a Doctors Surgery. Within 5-10 minutes drive there are further amenities, supermarkets churches etc. A bus stop is conveniently virtual at the entrance to Fairway view providing a good public transport link to locally villages, towns or further afield. Brough has a main line Railway station situated approx. 5 minutes' drive. Motorway links are easy accessed for distance travels.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response and security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a utility room/walk-in storage cupboard which houses the washer/dryer. Further doors lead to the lounge, bedroom and shower room.

LOUNGE

A delightfully pleasant and spacious lounge of good proportion with sufficient space for a dining table and chairs. Benefiting from double patio doors opening on to a Juliet balcony. Wall mounted electric heater. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets.. A partially glazed door leads into the separate kitchen.

KITCHEN

A pleasant contemporary kitchen facing south and overlooking the landscaped gardens has a range of ivory gloss wall, base and large drawer units complemented with a granite effect work surface. Inset stainless-steel sink and drainer. Integrated NEFF appliances fridge/freezer/ ceramic hob and extractor hood and is elegantly finished with thoughtful touches such as under pelmet lighting, raised oven height for ease of use and a lever arch mono sink tap. Tiled floor.

BEDROOM

A bright south facing spacious well-proportioned bedroom overlooking the landscaped garden. Having an added advantage of 2 separate large walk-in wardrobes with ample hanging rails, shelving and additional storage space. A central ceiling light, TV and phone point, raised power sockets and a wall mounted electrical heater.

SHOWER ROOM

This stunning property is completed by the stylish partially tiled shower room which benefits from a full-length shower area, heated towel rail, vanity unit with mirror above, inset toilet and slip resistant flooring.

CAR PARKING SPACE

There is a car parking space included in the sale of the property.

SERVICE CHARGE (BREAKDOWN)

- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £2,872.46 per annum (for financial year ending September 2024)

LEASE INFORMATION

Lease Length: 999 years from 2018

Ground Rent: £425 per annum

Ground Rent review: June 2033

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband not available at time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage



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