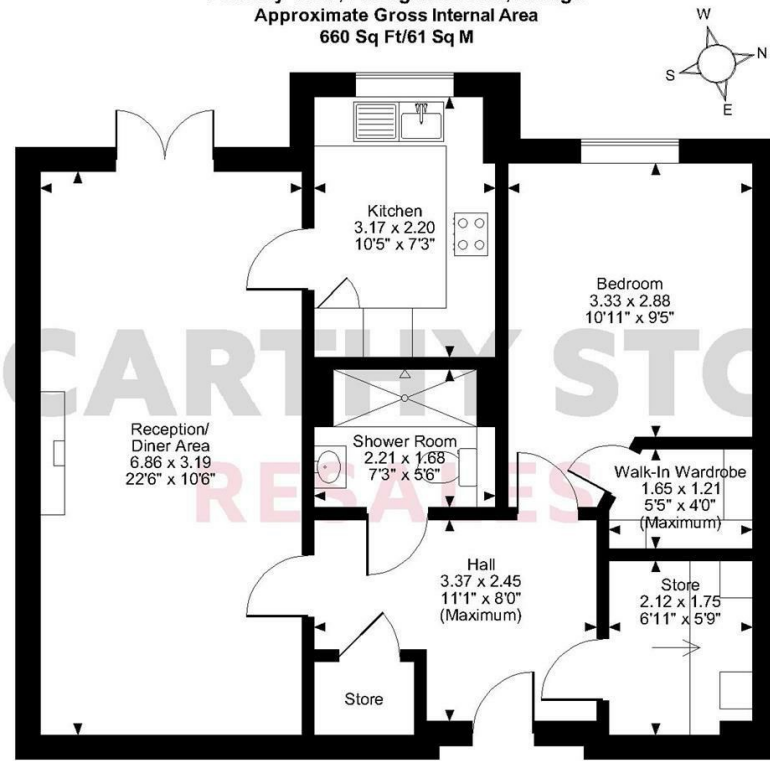


Fairway View, Elloughton Road, Brough  
 Approximate Gross Internal Area  
 660 Sq Ft/61 Sq M



**Ground Floor** FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8587194/MSS

# McCARTHY STONE RESALES

## 3 FAIRWAY VIEW ELLOUGHTON ROAD, BROUGH, HU15 1FT



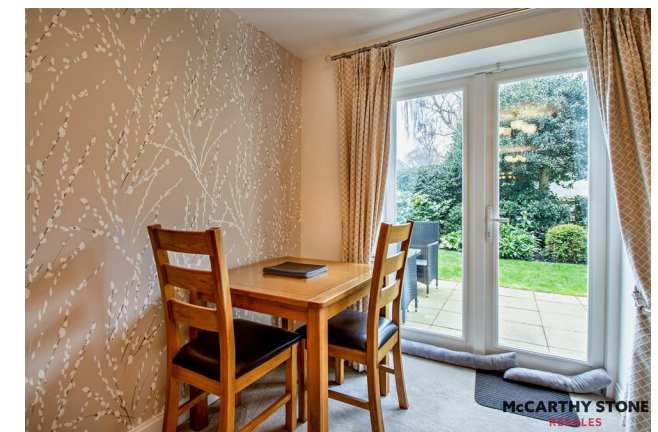
### COUNCIL TAX BAND: B



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		

# McCARTHY STONE RESALES

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**\*\*CAR PARKING SPACE INCLUDED\*\*** A one bedroom apartment located on the **GROUND FLOOR** with **DIRECT ACCESS TO COMMUNAL GARDENS AND PATIO AREA** located within McCarthy AND STONE Retirement Living development.

## ASKING PRICE £195,000 LEASEHOLD

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# FAIRWAY VIEW, ELLOUGHTON ROAD, BROUGH

## 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 a 5-10 minute walk from your front door, including a Morrisons Supermarket & Petrol Station, Sainsbury's Local, Post Office, Library, Banks, Public Houses and eateries. There is a bus stop just up the road with routes in and around Brough and the surrounding villages and easy access to the motorway network and the main line railway station if you want to go further afield.

## 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 and an additional storage cupboard. Further doors lead to the lounge, bedroom and shower room.

## LIVING ROOM

This delightful living room benefits from double opening doors opening out to a paved patio area within the communal gardens. There is space for a dining table and chairs and wall mounted electric heater. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with a granite effect work surface with inset stainless-steel sink and drainer with mono lever tap and window above with views across the gardens. Integral appliances comprise of a raised level oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

## BEDROOM

Double bedroom with window overlooking the garden. Ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

## SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a raised level WC, wash hand basin and mirror above, walk-in shower cubicle with adjustable shower head and hand rail. Electric heated towel rail.

# 1 BED | £195,000

## 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 £2,872.44 per annum (for financial year ending 30/09/2024)

## LEASE INFORMATION

Lease Length: 999 years from 2018

Ground Rent: £425

Ground Rent review: Jun-33

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

