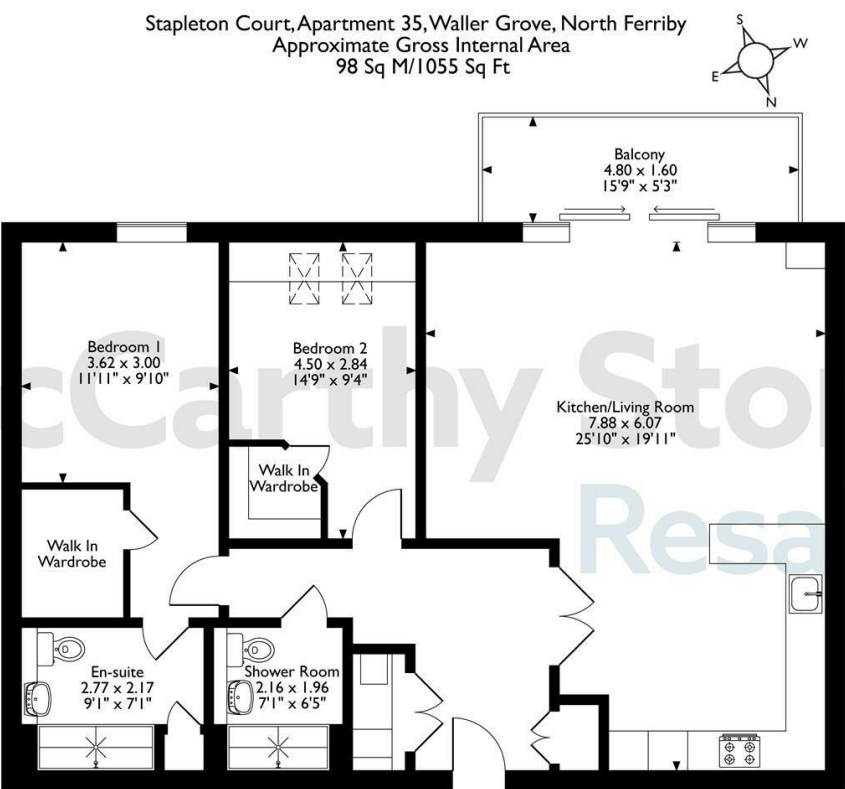


35 Stapleton Court

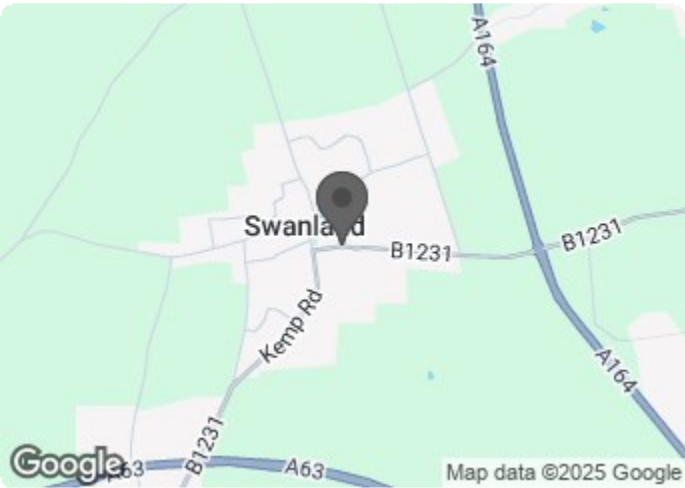
Waller Grove, North Ferriby, HU14 3RW



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



Asking price £320,000 Leasehold

A STUNNING two bedroom, TWO SHOWER ROOM apartment with SOUTH EASTERLY WALK OUT BALCONY & ALLOCATED PARKING located on the SECOND FLOOR in a MODERN MCCARTHY STONE Lifestyle Living development for the over 55's. Located within 500 yards of local SHOPS and AMENTIES and Swanland TENNIS and BOWLS CLUBS.

Call us on 0345 556 4104 to find out more.

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# Stapleton Court, Waller Grove, Swanland, HU14 3RW

### Stapleton Court

Designed exclusively for the over 55's, Stapleton Court is home to 36 two-bedroom luxury apartments, each beautifully finished with high specification interiors and uncompromising on quality throughout. Apartment features include spacious living and dining areas, modern fully fitted kitchens with integrated appliances, walk-in wardrobes, modern bathrooms and either an outdoor terrace or walk-out balcony. The development itself is set within attractive communal grounds with a seated patio area and private parking which is accessed through automated gates and benefits from the reminder of the NHBC guarantee. 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 and water rates.

### Local area

Stapleton Court enjoys an enviable leafy setting in the beautiful East Yorkshire village of Swanland. The Village benefits from its own range of amenities, such as convenience store, a butchers, post office, chemist, public house and village hall with library. There is a local pond with resident fish and wildlife to observe in the village centre. If you enjoy the outdoors Swanland Lawn Tennis and Bowls clubs are located within 400 yards of the development and excellent golf courses are also in the area. Also situated in Swanland is a beauty salon, florist, hairdressers and a chiropodist. Larger towns and cities such as Beverley and Hull are still within easy reach with the A63 being just 2 miles away.

### Entrance Hall

Front door with spy hole leads to the entrance hall which benefits from a large walk-in utility room with washer/dryer, housing the Vent Axia air filtration system and provides ample storage. Doors lead to the open plan kitchen living room, bedrooms and shower room. An additional storage cupboard housing the hot water system/fuse boxes and internet/phone connections and storage space. Also situated in the hall is an electric Dimplex heater and a wall mounted Tunstall camera entry system along with electrical plug sockets.

### Living room

This delightful open plan living room with sliding double glazed doors leading onto a large south easterly walkout balcony. The living room is generously proportioned offering ample space for

dining. There are TV and telephone points, a Sky/Sky+ connection point. Three ceiling lights, fitted carpet and raised electric power sockets.

### Kitchen

A modern fitted kitchen being open plan from the living room with a range of high gloss wall and base cupboards and drawers with a granite effect work surface with inset stainless-steel sink and mono-lever tap. Integral appliances comprise of a raised level oven and microwave, ceramic hob with cooker hood over, small built in dishwasher and fridge & freezer. All kitchen appliances are NEFF. With tiled flooring and adjustable central ceiling spot lights.

### Bedroom One

Beautifully presented double bedroom, two ceiling lights, TV and phone points, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails with an automatic timed lighting and an en-suite shower room.

### En-suite shower room

Partially tiled walls and tiled floor with suite comprising a WC with concealed cistern to a vanity unit with wash basin and medicine cabinet with illuminated mirror; walk-in shower cubicle with a overhead showerhead. Electric heated towel rail and storage cupboard. Medicine cabinet with demisting function and hand activated lighting and internal two pin socket with separate waterproof switch. Wall mounted pull cord Dimplex heater. Shelved airing/storage cupboard with tiled floor.

### Bedroom Two

Another generously sized bedroom, currently being used as textiles room. Two ceiling lights, TV and phone points, raised power sockets and wall mounted electric heater. This bedroom also benefits from a walk-in wardrobe housing shelving and hanging rails and automatic timed lighting in.

### Shower room

Partially tiled with tiled flooring and comprising of a double width shower cubicle with sliding glass door; WC with concealed cistern to vanity unit with inset wash basin and medicine cabinet with demisting function and hand activated lighting and internal two pin socket with separate waterproof switch. Electric heated towel rail and wall mounted pull cord Dimplex heater.

# 2 bed | £320,000

### 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.

Service charge £3,240.24 per annum (for financial year ending 30/09/2025)

### Leasehold Information

999 years from June 2018  
Ground rent: £495 per annum  
Ground rent review: June 2033  
Managed by: McCarthy Stone Management Services

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

