



Warrendale, Barton-upon-Humber, North Lincolnshire

£99,000





lovelle

## Key Features

- Total Floor Area:- 63 Square Metres
- Kitchen Diner
- Living Room
- Two Bedrooms
- Shower Room
- Allocated Parking
- Communal Garden
- Close to Local Amenities
- Close to Public Transport Links
- EPC rating D





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## DESCRIPTION

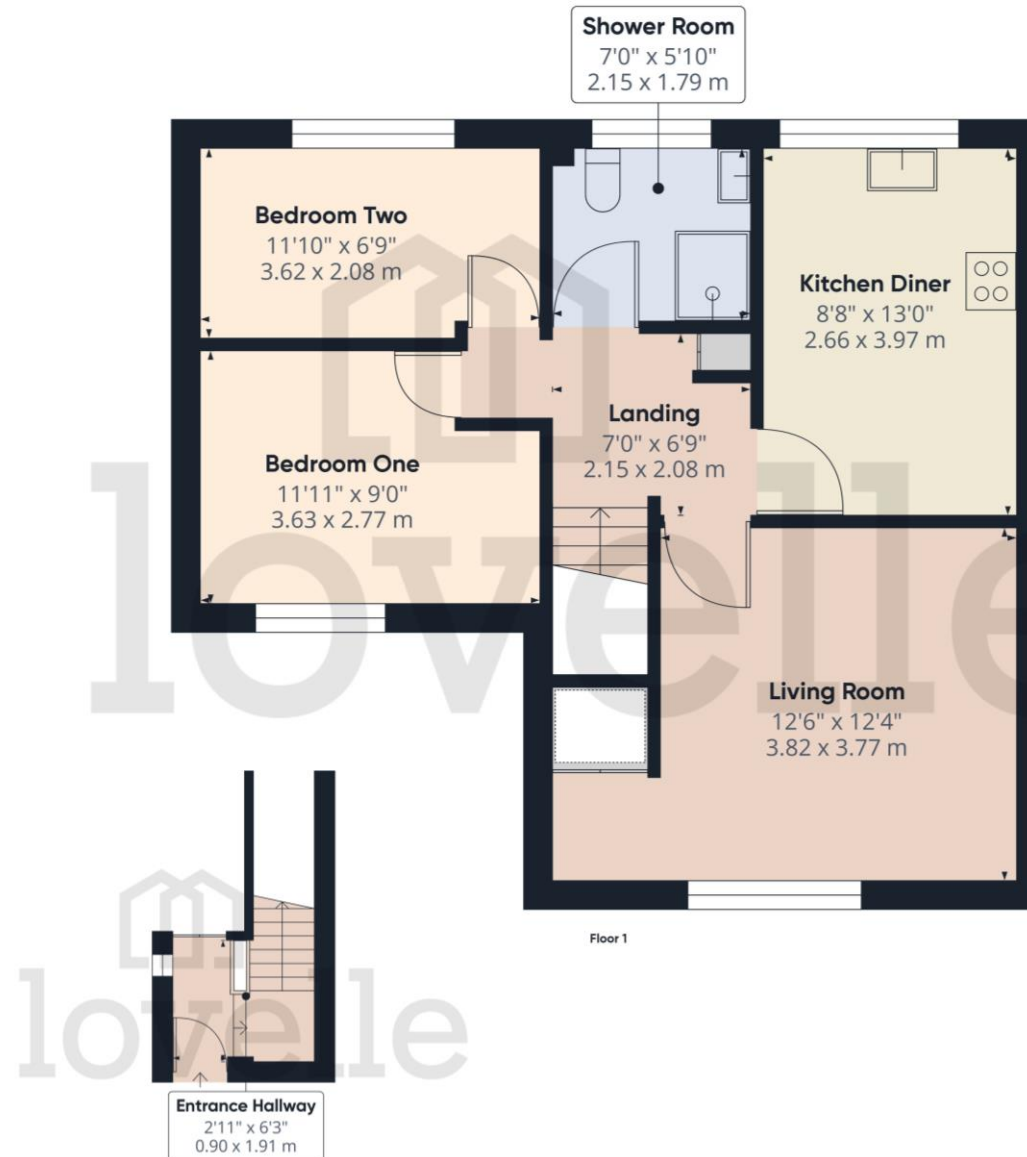
An excellent opportunity to acquire a first floor apartment close to local amenities and public transport links.

This property comprises of a spacious living room with an adjacent kitchen diner. Two bedrooms and a shower room. Externally having allocated parking and a communal garden to the rear of the property.

Viewing of this home is highly recommended!



## FLOORPLAN



## Warrendale, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Leasehold.

### COUNCIL TAX

Band A

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



**ENTRANCE** 0.9m x 1.9m

Entered via a half glazed UPVC door into the hallway. Stairs to the first floor accommodation and a handy storage cupboard.

**FIRST FLOOR ACCOMMODATION:**

**LIVING ROOM** 3.8m x 3.7m

Spacious and a bright room with a window to the front elevation.

**KITCHEN DINER** 2.6m x 3.9m

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset Neff electric oven and a four ring Neff induction hob with an extraction canopy over. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and housing the combination boiler. Space for a tall fridge freezer.

Finished with a breakfast bar area.

Window to the rear elevation.

**BEDROOM ONE** 3.6m x 2.7m

Window to front elevation.

**BEDROOM TWO** 3.6m x 2m

Window to rear elevation.

**SHOWER ROOM** 2.1m x 1.7m

Three piece suite incorporating a shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the rear elevation.



**OUTSIDE THE PROPERTY:****REAR ELEVATION**

Allocated parking space. Laid to lawn communal garden.

**MANAGEMENT CHARGE**

Please discuss via agent.

**LOCATION**

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

**BROADBAND TYPE**

Standard- 15 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 76 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed),

**MOBILE COVERAGE**

Outdoors - likely,  
Indoors - limited,  
Available - EE, Three, O2, Vodafone.

