

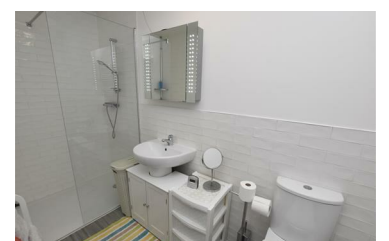


Flat 3, 3 Blackthorne Avenue Humberston, North East Lincolnshire DN36 4ZB

Situated on this prestigious development for the over 55's directly off the sought after Humberston Avenue within easy access of regular bus services is this spacious ONE BEDROOM FIRST FLOOR APARTMENT. The well presented accommodation comprises :-secure intercom entry system into the communal hall and staircase to the communal landing. Own front door into the entrance hall, spacious living dining kitchen with modern fitted kitchen, double bedroom with fitted bedroom furniture by Haagenesen and shower room. Covered balcony providing a lovely outdoor seating area. Fabulous communal rooms including a kitchen and library, guest suite available, stunning landscaped gardens. Viewing is highly recommended. ONLY PART OF THE PROPERTY SHOWN IS FOR SALE

Asking Price £147,000

- OFFER 55's DEVELOPMENT
- FIRST FLOOR APARTMENT
- SPACIOUS LIVING DINING KITCHEN
- DOUBLE BEDROOM
- HAAGENSEN WARDROBES
- SHOWER ROOM
- SECURE INTERCOM ENTRY SYSTEM
- COVERED BALCONY AREA
- COMMUNAL GARDENS
- COMMUNAL ROOMS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE

Secure intercom entry system into the communal hall with staircase to the landing having a chair lift.

FIRST FLOOR

COMMUNAL LANDING

Access to the four apartments. Own front door leading into the :-

ENTRANCE HALL

With built in cloaks cupboard, radiator. Access to the loft space.



LIVING DINING KITCHEN

19'7" x 18'11" (5.99m x 5.79m)

This certainly spacious room is ideal for modern living with the kitchen area being fitted with a good range of modern wall and base units in a white finish with contrasting work surface incorporating the one and a half bowl sink unit with mixer tap. Built in appliances include the NEFF hob with extractor unit over and NEFF electric oven, fridge, freezer and washer dryer. Concealed within a cupboard is the Worcester Bosch central heating boiler. Wood effect flooring to the kitchen area. Open plan to the living dining area having double glazed French doors with matching side panels gives access to the covered balcony. Electric fire suite with beech effect surround. Two radiators.



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



DOUBLE BEDROOM

14'4" x 8'5" (4.39m x 2.59m)

Fitted with a range of bedroom furniture by Haagensen comprising of wardrobes with matching headboard having storage units over and lighting, matching drawer unit. Additional built in wardrobe. Double glazed window to the side, radiator.



DOUBLE BEDROOM

Additional photo



SHOWER ROOM

10'4" x 4'7" (3.15m x 1.40m)

Fitted with a walk in shower cubicle with glass screen, metro style tiling and mains supply shower. Pedestal wash hand basin and low flush w/c. Continuation of the tiling to dado height. Towel radiator in a chrome finish. Extractor unit. Wood effect flooring.



SHOWER ROOM

Additional photo



VIEWS FROM THE BALCONY



VIEWS FROM THE BALCONY

Additional photo



RECEPTION

Additional photo



RECEPTION

Additional photo



COMMUNAL LIBRARY

Additional photo



COMMUNAL ROOM

Additional photo



COMMUNAL ROOM

Additional photo



COMMUNAL ROOM

Additional photo



COMMUNAL ROOM

Additional photo



COMMUNAL ROOM

Additional photo



COMMUNAL ROOM

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL PARKING

There is a residents parking space

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. Lease Term: 250 Years granted 18/07/2018

SERVICE CHARGE

Service Charge: £195.96 pcm

COUNCIL TAX BAND

Council Tax Band B

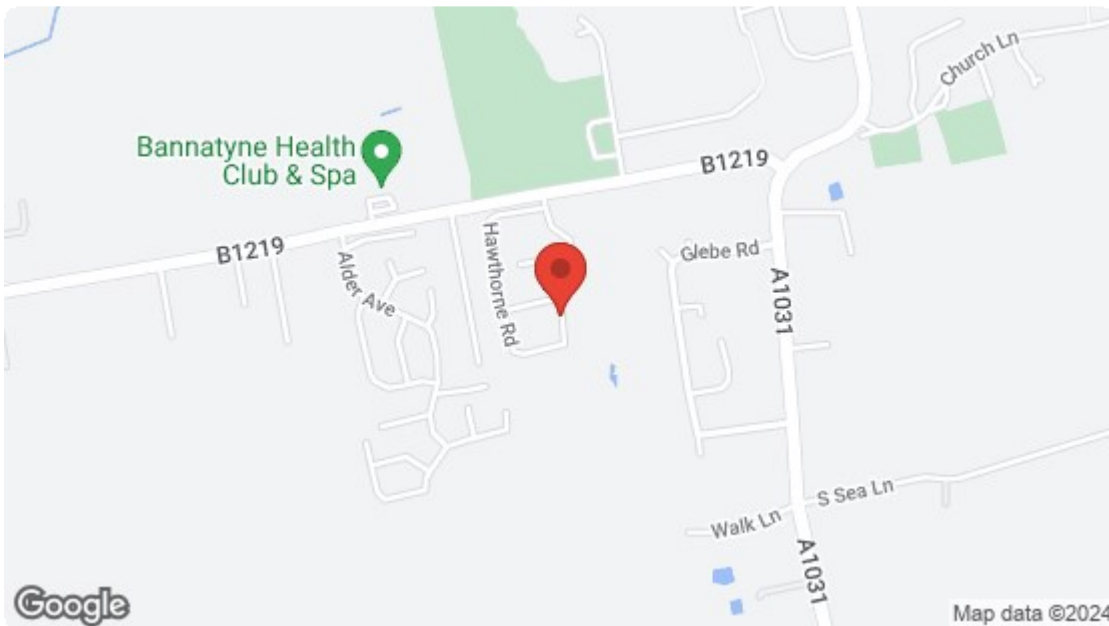
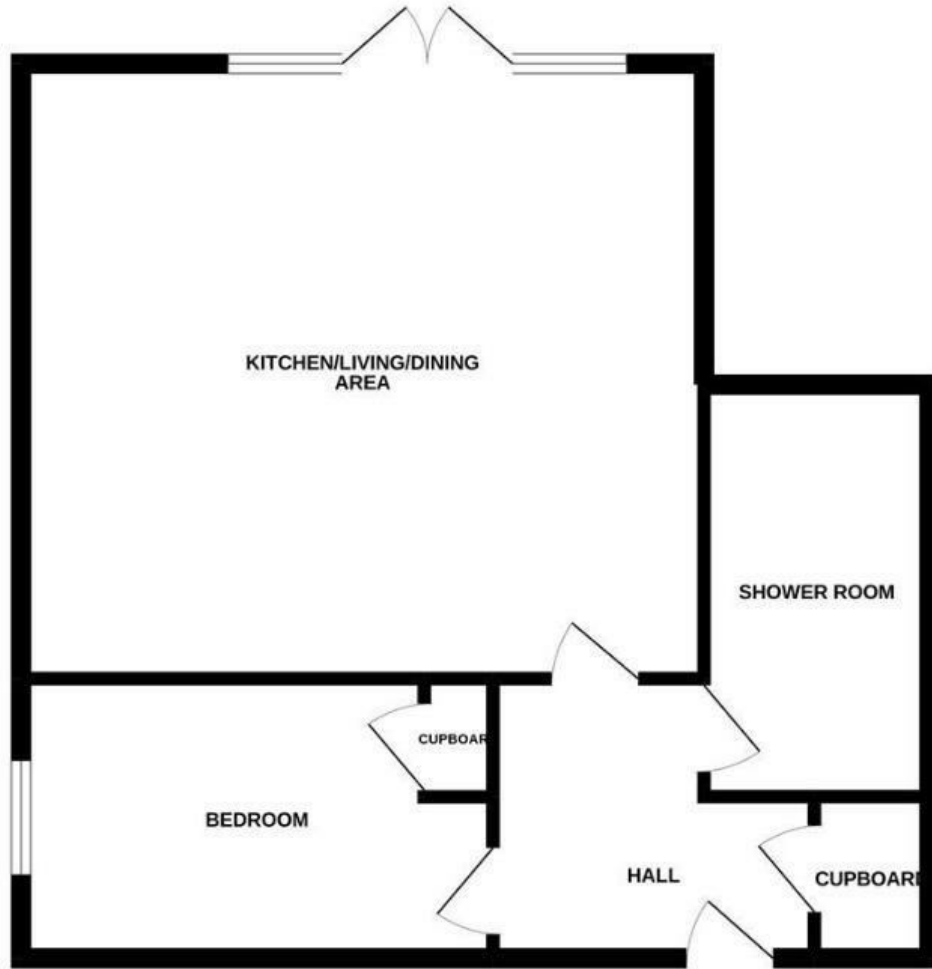
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



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

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 and floor plans provided are approximate and for guidance purposes only. 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. 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. No person in the firm's employment 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.