



17 Lilac Court Scartho, North East Lincolnshire DN33 3LR

LEASE EXTENSION INCLUDED IN THE ASKING PRICE. Located on the very popular Springfield Park over 55's retirement park is this superb spacious TWO BEDROOM GROUND FLOOR APARTMENT. The development has the benefit of a programme of entertainment for the residents including bingo, coffee mornings etc together with an on site support system (not 24 hours). The accommodation includes: entrance porch, good sized lounge, inner hall, modern kitchen, two bedrooms and bathroom. Gas central heating system NEW BOILER 2022. Double glazing. VACANT POSSESSION. ONLY PART OF THIS PROPERTY IS BEING SOLD.

£135,000

- SPACIOUS GROUND FLOOR APARTMENT
- LOUNGE
- MODERN KITCHEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- NEW BOILER 2022
- DOUBLE GLAZING
- COMMUNAL GARDENS
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE PORCH

Approached via a double glazed entrance door into the entrance porch with door leading into the :-

LOUNGE

15'5" x 14'1" (4.70m x 4.30m)

This spacious room features a modern fire surround in a white finish housing the living flame effect fire. Decorative plate rack and coving to the ceiling. Double glazed bay window to the front, radiator.



INNER HALL

Coving to the ceiling, radiator. Generous built in double storage cupboard.

KITCHEN

11'5" x 7'8" (3.49m x 2.34m)

Fitted with a range of wall and base units in a wood finish with wood effect worksurface extending to the splash back areas. Sink unit with mixer tap. Built appliances include the electric oven and hob with extractor unit over. Space for a fridge freezer and plumbing for a washing machine. Wall mounted gas central heating boiler installed in 2022. Radiator. Coving to the textured ceiling. Double glazed window to the rear.



KITCHEN

Additional photo



BEDROOM ONE

15'6" x 11'1" (4.74m x 3.40m)

Double glazed sliding patio doors to the rear give access to a patio area and the communal gardens. Fitted wardrobes with sliding doors. Radiator. Coving to the textured ceiling.



BEDROOM ONE

Additional photo



BEDROOM TWO

4.39m (3.04m) x 3.47m

Double glazed to the rear. Radiator. Coving to the textured ceiling.



BEDROOM TWO

Additional photo



SHOWER ROOM

7'3" x 5'8" (2.21m x 1.74m)

Fitted with a shower cubicle having Aquaboarding and mains supply shower. Wash hand basin inset into dedicated vanity area and low flush w/c. Fully tiled walls. Coving to the ceiling. Radiator.



OUTSIDE

COMMUNAL ROOM

This development has the benefit of a busy communal room for the residents which includes coffee mornings, bingo etc together with a laundry room.



COMMUNAL GARDENS

The development stands in communal gardens which include timber pergolas, seating areas and ornamental ponds.



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



COMMUNAL GARDENS

Additional photo



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold with a 99 year lease from 1st November 1988 there is a monthly charge of approximately £82 per month which included: building insurance, maintenance of the common areas, window being cleaned, common room and warden control. The ground rent is £74.88 which is flexible and will increase in future years. The lease will be extended by the current owners and is included in the asking price.

COUNCIL TAX BAND

Council Tax Band B

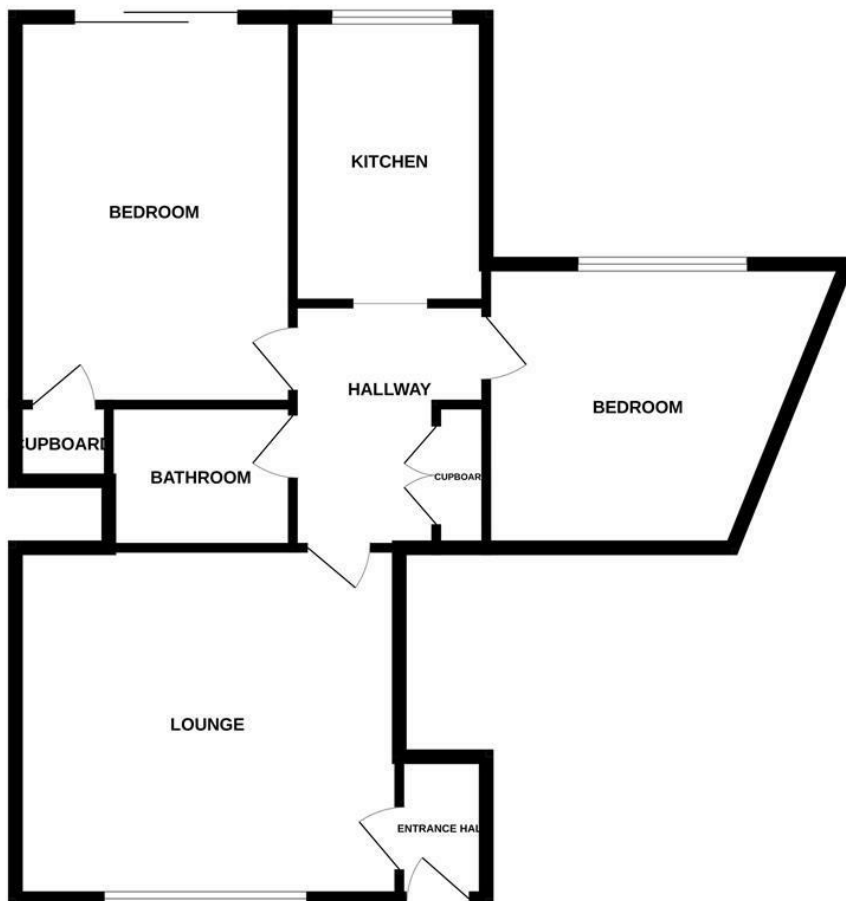
VIEWING ARRANGEMENTS

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 76 | 78 |
| (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 firms 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.