



Flat 4, Brampton Court, 51, Station Road,  
Brough, HU15 1DZ  
£145,000



Positioned in the heart of Station Road, Brough, Brampton Court presents a fantastic opportunity to own a lovely apartment in an secure gated development. This first-floor apartment boasts a spacious layout with one reception room, two bedrooms, and two bathrooms, offering ample space for comfortable living.

Convenience is key with gated parking and communal gardens, perfect for enjoying the outdoors without leaving home. A great 'lock up and go' property - it's thoughtfully equipped with central heating and PVC double glazing, ensuring warmth and energy efficiency throughout.

An inviting entrance hall with video door entry, leading to an open plan kitchen and living room. with the master bedroom featuring an en-suite shower room for added luxury. Additionally, a family bathroom caters to both residents and visitors alike.

Outside, residents can take advantage of a secure car park, offering peace of mind for vehicle owners. The communal gardens provide a tranquil setting to unwind.

Situated near the train station, Brampton Court offers easy access to transportation links, making commuting a breeze. With a Council Tax Band: B, this property combines comfort, convenience, and style in one desirable package. Don't miss the chance to make this exclusive apartment your new home sweet home!



Tenure: Leasehold  
BAND:

## THE ACCOMMODATION COMPRISES

### COMMUNAL ENTRANCE HALL

Secure entrance door with intercom provides access to the communal entrance hall and apartments.

### HALLWAY

Intercom system. Access to loft.

### OPEN PLAN LOUNGE AREA/KITCHEN

Range of modern wall and floor units with overhead spotlights and complementary worksurfaces incorporating stainless steel electric oven and 4 ring electric hob with chimney style extractor above. Integrated dishwasher, fridge, freezer and coffee machine. Stainless steel sink unit. Partially tiled walls. Laminate effect vinyl flooring.

### LOUNGE

Television and telephone points. Double doors to balcony.

### BEDROOM ONE

Range of mirror fronted fitted wardrobes. Telephone point.

### EN SUITE

White suite comprising low level wc, hand basin and corner shower cabinet with mains-fed shower. Heated towel rail. Partially tiled walls. Extractor.

### BEDROOM TWO

Storage cupboard housing hot water cylinder. Television and telephone points.

### BATHROOM

Suite comprising low level wc, hand basin and p-shaped bath with mains fed shower above. Heated towel rail. Extractor. Shaver point. Partially tiled walls and laminate effect vinyl flooring.

### OUTSIDE

Private allocated parking for one car via electric gates. Communal garden.

### ADDITIONAL INFORMATION

Leasehold - Commenced 1st Jan 2005 - 999 Years from 2005. Current Maintenance Charge per annum £8,170 (Valued from 2023 - varies).

### SERVICES

Mains water, drainage and electricity are connected to the property.

## APPLIANCES

No appliances have been tested by the agent.



# Ground Floor



## AGENTS NOTES

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.

## VIEWING

By appointment with the Agent.

## OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

## PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

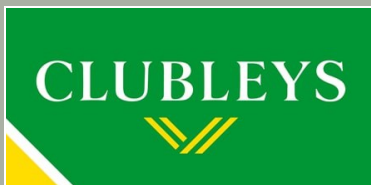
## FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

## MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.