



41 ANCHOLME MEWS, BIGBY STREET, BRIGG,  
Offers over £95,000



- Second floor apartment with beautiful views
- Modern Kitchen and bathroom
- Desirable over 55's complex
- Lift access
- Close to Town Centre
- Fully furnished if required
- Immaculate building throughout
- No chain

Bell Watson are pleased to market this beautifully presented FULLY FURNISHED SECOND FLOOR - ONE BED apartment being sold CHAIN FREE! This highly desirable over 55's complex is situated in Brigg within a short walk of the market place providing all your local amenities. The property briefly comprises large entrance hallway, lounge/dining area, kitchen, shower room and master double bedroom with built in furniture. PVCu double glazing and electric heating throughout with 24/7 access to communal lounge, laundry room and gardens.



## LOCATION

Ancholme Mews is a purpose built retirement development of 53 self contained apartments with an Estate Manager, door entry system, lift, 24 hour emergency careline response system, CCTV, communal Lounge with Kitchen facilities and family guest suite. The development is centrally located in Brigg with doctors, dentists and shops all within easy walking distance.

## DESCRIPTION

The apartment is located on the second floor and has been designed to a high specification with wide internal doorways and electric central heating. There has only been one previous owner occupied since the property was built. The property is being offered for sale fully furnished, however the furniture can be removed if preferred.

### HALL 1.80m (5' 11") x 2.57m (8' 5")

With glazed double oak doors opening to Lounge, mains smoke alarm, walk in cupboard housing electric water heater with slatted shelving. Newly laid carpet flooring.

### LOUNGE AND DINING AREA 5.63m (18' 6") x 3.35m (11' 0")

Newly fitted cream carpeted flooring, TV/FM radio and telephone points, wall mounted electric heater, mains smoke alarm, glazed double oak and glazed panel doors opening to Kitchen and PVCu double glazed window. The furniture included in the sale comprises:- Cream leather rise and recline chair. Solid wood cream Cotswold sideboard with matching tv unit with drawers. High and low storage units and a nest of side tables. White wooden double drop leaf dining table with 3 matching chairs. Double Ottoman space saving storage bed with cool gel mattress.

### KITCHEN 1.86m (6' 1") x 1.76m (5' 9")

Well appointed with range of high and low level cream wooden units with brushed chrome handles and granite effect worksurfaces with stainless steel sink with mixer tap, tiled splash backs and equipped with 'Neff' appliances to comprise halogen hob with integrated extractor hood over, built-in electric oven and microwave, fridge freezer and dishwasher; electric plinth heater, mains smoke alarm, spot lights and PVCu double glazed window.

### BEDROOM 5.65m (18' 6") x 2.75m (9' 0")

With range of cream furniture to comprise triple wardrobe, bedside cabinets, and dressing table with side drawer units and mirror. Wall mounted electric heater, TV/FM radio and telephone points and PVCu double glazed window with fitted blind.

### BATHROOM 2.02m (6' 8") x 1.70m (5' 7")

Well appointed with range of wood effect fronted fitted vanity storage cupboards with large mirror over, and incorporating push button WC and vanity hand basin, double shower cubicle with mains shower, electric towel radiator, full height tiling to shower area, recessed ceiling spotlights, extractor fan.

## SERVICES (not tested)

Mains electricity, drainage and water are understood to be connected to the property. 4 years ago a new Gledhill boiler with a Pulsacoil stainless steel thermal store, purposely designed for apartments, was fitted which provides mains hot water using off peak tariffs.

## FIXTURES AND FITTINGS

All fitted carpets, fixed floor coverings, blinds, light fittings, and integrated appliances are to be included within the sale.

## OUTSIDE

The complex is located within well maintained and landscaped communal grounds with some parking provision.

## LEASE INFORMATION

A service charge which includes buildings insurance, water rates, window cleaning, use of laundry, maintenance of communal areas and use of communal facilities, and ground rent is payable at a current rate of £2524.16 per annum. The property is held on a lease for a term of 125 years from 1st May 2008 with a ground rent of £710.58 per annum. It is a condition of purchase that residents must be over the age of 60 years or in the case of a couple one can be over 55. There is a family guest suite which is available by prior arrangement at a charge of £25 per night (subject to availability).

## COUNCIL TAX

The Council Tax Band for this property is Band 'A' as confirmed online by the Valuation Office Agency. The local council is North Lincolnshire.



#### PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee 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: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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