



20 Foxton Way, BRIGG, DN20 8PQ

New £105,000



- Second Floor Apartment
- Ensuite Shower Room
- Countryside Views
- Chain Free
- Two Double Bedrooms
- Beautifully Presented Throughout
- Fantastic Investment or First Time Purchase
- Close to Local Amenities

BELL WATSON are delighted to bring to the market this well presented to a high standard TWO BEDROOMED second floor apartment within a quiet residential location of Brigg and comprises. Entrance hallway, open plan lounge/kitchen, two double bedrooms, master with en suite and bathroom. Outside offers communal parking and a well maintained, fully enclosed communal courtyard to the side and rear. PVCu double glazing and gas central heating throughout. 125 year lease running from September 2006.



LOCATION

Located in close proximity of the highly regarded primary and secondary schools in the market town of Brigg which offers abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

ACCOMMODATION

A second floor two bedroom apartment arranged over one floor. Fully alarmed with communal, hallway, parking and gardens.

ENTRANCE HALL 4.70m (15' 5") x 1.17m (3' 10")

A spacious hallway having a pendant light and loft access to the ceiling, a central heating radiator and wood effect laminate flooring.

OPEN PLAN LIVING KITCHEN 6.78m (22' 3") x 4.01m (13' 2")

A matt black breakfasting kitchen provides a range of wall and base units having complementary wood effect counter tops with tiled splash backs. This kitchen is fitted with an electric oven, gas hob with stainless steel extractor over, an integrated fridge freezer and wine cooler. There is a 1.5 stainless steel sink, under counter recess with plumbing for a washing machine. A uPVC double glazed window to the side elevation, a light fitting to the ceiling, a central heating radiator and tiled flooring.

LOUNGE AREA

Enjoying uPVC double glazed french doors providing countryside views opening to a Juliet balcony. There is a uPVC double glazed window, a light fitting to the ceiling a central heating radiator and wood effect laminate flooring.

MASTER BEDROOM 2.96m (9' 9") x 2.79m (9' 2")

Providing a large built in wardrobe, a pendant light to the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.28m (7' 6") x 1.15m (3' 9")

Having shower encloser with mains shower, pedestal wash basin with tiled splash back and close coupled WC. A uPVC obscure double glazed window to the front elevation, light fitting to the ceiling, central heating radiator and tiled flooring.

BEDROOM TWO 2.95m (9' 8") x 2.34m (7' 8")

Having a uPVC double glazed window to the rear elevation, a fully shelved built in cupboard, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM 2.37m (7' 9") x 2.14m (7' 0")

A three piece suite provides a bath with tiled surround, pedestal wash basin with tiled splash back and a close coupled WC. Light fitting to the ceiling, central heating radiator and cushion tiled flooring.

OUTSIDE

There are communal outside spaces surrounding the building with the rear space providing a large, slabbed patio and the front mainly being laid to lawn. There are parking spaces to the front which can be used on a first come first serve basis.

FIXTURES AND FITTINGS

All light fittings, floor coverings and integrated appliances are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. The heating and hot water are provided by the Vaillant combination boiler which is located in the kitchen. The Ground Rent charge is £100 per annum. The service charge is £35 PCM which includes building insurance, cleaning, electric and maintenance of the stairwell and corridor, electric to the bin store and garden maintenance.

COUNCIL TAX

The Council Tax for this property is 'Band A' as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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