



48 Ancholme Mews, Bigby Street, BRIGG, DN20

New £95,000



- Second Floor Apartment
- Well Presented
- Close to Local Amenities
- Modern Shower Room
- Vacant Possession
- Walking Distance to Town Centre
- Modern Kitchen



Bell Watson Estate Agents are pleased to market this well presented one bedroomed SECOND FLOOR apartment in a highly desirable over 55's complex is situated in Brigg within a short walk of the market town providing all your local amenities. The property briefly comprises large entrance hallway, lounge/dining area, kitchen, modern shower room and master double bedroom. uPVC double glazing and electric heating throughout with 24/7 access to communal lounge, laundry room and gardens.



## **LOCATION**

Located within a short walking distance of the market town of Brigg offering 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**

Ancholme Mews is a purpose built retirement development of 53 self contained apartments centrally located in Brigg with doctors, dentists and shopping close by with a dedicated Estate Manager and 24 hour emergency careline response system, if required, CCTV, communal gardens, lounge with kitchen facilities and family guest suite available at a cost of £20 per night (single occupancy) £25 per night (double occupancy). 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.

## **HALLWAY**

With glazed double oak doors opening to Lounge, mains smoke alarm, a pendant light to the ceiling, carpeted flooring and a walk in cupboard housing electric water heater and boiler, fitted with lighting and slatted shelving.

## **LOUNGE DINING 6.09m (20' 0") x 2.82m (9' 3")**

Having two pendant lights to the ceiling, an electric radiator, carpeted flooring and a uPVC double glazed window to the rear elevation.

## **KITCHEN 2.24m (7' 4") x 1.71m (5' 7")**

Well appointed with a range of high and low level beech effect units with brushed chrome handles and complementary worksurfaces fitted with a stainless steel sink and tiled splash backs incorporating 'Neff' appliances to comprise an electric hob with extractor hood over, a built-in electric oven, microwave, fridge freezer and dishwasher. There are electric plinth heaters, a mains smoke alarm, a light to the ceiling and a uPVC double glazed window.

## **BEDROOM ONE 4.26m (14' 0") x 3.14m (10' 4")**

A double bedroom benefiting triple built in wardrobe, built in drawers and dressing table. There is a uPVC double glazed window to the rear, a pendant light to the ceiling, an electric radiator and carpeted flooring.

## **SHOWER ROOM 2.46m (8' 1") x 1.70m (5' 7")**

Providing a range of wood effect fitted furniture with storage cupboards incorporating push button WC and vanity hand basin, and a double shower enclosure with mains shower fitted with mermaid boarding. There is an electric towel radiator, light fitting and roof space access to ceiling and cushion flooring.

## **OUTSIDE**

The complex is located within well maintained and landscaped communal grounds with permitted residents parking only.

## **FIXTURES AND FITTINGS**

All built in appliances, blinds, curtains, light fittings and fixed floor coverings are to be included within the sale of the property.

## **SERVICES (not tested)**

Mains electricity, water and drainage are all understood to be connected to the property. An annual service charge of £2,946.24 is payable which includes buildings insurance, water rates, maintenance of communal areas and use of communal facilities, and an annual ground rent of £766.62 is payable. There is 24/7 access to the laundry room and a communal lift.

## **COUNCIL TAX**

The Council Tax Banding on this property is Band A as confirmed by North Lincolnshire Council.





#### PROPERTY MISDESCRIPTION

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