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lovelle



Royal Gardens, Waltham Road, Scartho, Grimsby



When it comes to
property it must be


lovelle



From £169,950



Immaculate 2-bedroom apartments available in an exclusive over 55's development, boasting modern amenities, high-quality finishes, and a peaceful village setting.

Prices starting from £169,950.

Key Features

- Exclusive over 55s development
- Close to amenities
- Carpets & Vinyl fitted
- Master Builder Awards Regional Housebuilder Winner 2023
- Master Builder Awards National Housebuilder Winner 2021
- Finished to a high specification
- EPC rating B
- Tenure: Leasehold





"WHEN YOU'RE READY FOR SOMETHING SPECIAL"

Prices starting from £169,950, only 6 apartments remain!

Lovelle offer to market this immaculate 2-bedroom show apartment, located in an exclusive new development in a peaceful village setting. The property is situated in an area that boasts a strong local community and is conveniently located near public transport links and local amenities.

The apartment is part of a development specifically designed for those aged 55 and over, making it a perfect retirement home. Notably, the property is being sold with no onward chain, ensuring a hassle-free transaction for the potential buyer.

As you enter this pristine flat, you are greeted by a spacious and welcoming hall that leads through to the lounge that exudes a homely and welcoming atmosphere. The room is light-filled, offering an inviting space and calming space.

The stunning kitchen is a modern culinary dream featuring exquisite units, coupled with modern appliances. The kitchen also accommodates a dining space, perfect for those intimate family meals or entertaining friends.

The property boasts two bedrooms, the first being a commodious double room, and the second offering a spacious and comfortable sleep space. Each room is presented to the highest standard, providing the perfect haven for rest and relaxation.

The shower room is truly stunning, fitted with a heated towel rail, a walk-in shower, and a stylish sink with a vanity unit. The jack and jill entrances add a touch of convenience and luxury to this well-appointed space.

One of the unique features of this property is the dedicated laundry room, simplifying the task of managing household chores.

The property also benefits from high-quality finishes throughout, demonstrating the care and attention to detail applied by the reputable builders, Keigar Homes. This flat also comes with a 10-Year Builder's Warranty, offering peace of mind to the new owner.

The exterior of the property features landscaped grounds, providing a serene environment for residents. Additionally, the property comes with a parking space, a valuable amenity in this exclusive development.

Notably, the property is fitted with uPVC double glazing and gas central heating, ensuring a cosy and energy-efficient living environment regardless of the season.

In conclusion, this immaculate property within an over 55's development blends style, comfort, and convenience to provide an ideal home for retirees. Its high-quality finish, spacious accommodations, and advantageous location make it a highly desirable property. Don't miss this opportunity to acquire a home in this exclusive development.

Key Room Measurements

Lounge 3.51m X 3.73m

Kitchen / Diner 3.20m X 5.67m

Bedroom 1 4.29m X 3.42m

Bedroom 2 3.50m X 3.42m

Leasehold Information

The properties are held on a Leasehold basis with the lease term ending on 31st May 2148.

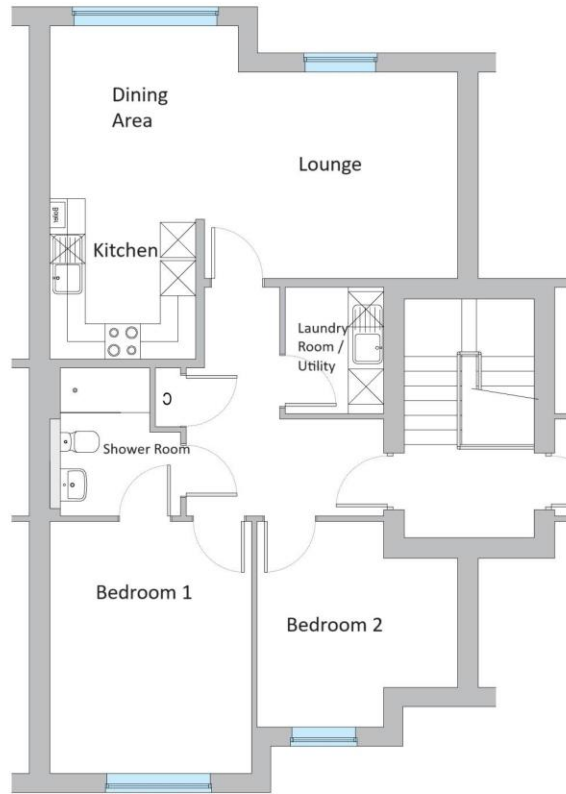
The apartments will form part of the RG Apartment Management Company with a service charge of £1000.00 per year.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile & Broadband

It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.



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