



18 Foxton Way, Brigg, DN20 8PQ

£99,000



- Two Bedroom Apartment
- First Floor
- NO CHAIN
- Two Double Bedrooms
- En-suite Shower Room to Master Bedroom
- Open Plan Lounge/Kitchen
- Three-Piece Bathroom
- Fantastic Investment or First Time Purchase
- Communal Parking
- Council Tax Band: A Tenure: Leasehold: EPC: B

BELL WATSON are delighted to present to the market this spacious and well-presented two-bedroom first floor apartment, situated in a quiet residential area of Brigg.

The accommodation comprises an entrance hallway, a modern open-plan lounge/kitchen, two generously sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a separate family bathroom.

Externally, the property offers communal parking and a well-maintained, fully enclosed communal courtyard to the side and rear. Further benefits include PVCu double glazing and gas central heating throughout.



The property is ideally situated within close proximity to a range of highly regarded primary and secondary schools in the popular market town of Brigg. The town offers an excellent selection of amenities, including supermarkets, independent shops, restaurants, cafés, and public houses. Excellent transport links are available, with easy access to the M180 motorway. Barnetby Railway Station is approximately 4 miles away, while Humberside International Airport is situated around 8 miles from the property.

ACCOMODATION

The two bedroom apartment is located on the first floor and is arranged over one floor. Fully alarmed with communal hallway, parking and gardens.

HALLWAY

Enter the apartment via a uPVC entrance door into a welcoming, carpeted hallway featuring a central heating radiator, ceiling pendant light, security alarm system, and an intercom entry phone.

KITCHEN

The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces, brushed steel handles, and tiled splashbacks. A stainless steel one-and-a-half bowl sink with drainer and chrome mixer tap is positioned beneath a uPVC double-glazed window to the side elevation. Integrated appliances include an electric oven, four-ring gas hob, and stainless steel extractor hood. The kitchen also houses the Alpha gas-fired boiler and benefits from vinyl flooring and a ceiling light fitting.

The current owners have advised that new kitchen cupboard doors will be installed prior to completion, providing a fresh and updated finish to the kitchen.

OPEN PLAN LOUNGE

The spacious open-plan lounge features a carpeted floor and benefits from a Juliet balcony with French doors and adjoining window overlooking the rear elevation. A feature fireplace with an electric fire and wooden surround creates an attractive focal point, while a ceiling light fitting completes the room.

BEDROOM ONE

The double bedroom is positioned to the front of the property and benefits from a uPVC double-glazed window. Additional features include a central heating radiator, carpeted flooring, and a pendant light fitting to the ceiling, and access into the en-suite.

EN-SUITE

The en-suite shower room is located off the principal bedroom and comprises a walk-in shower enclosure, low-level WC, and pedestal wash hand basin. The room further benefits from vinyl flooring, fitted shelving, an extractor fan, and a central heating radiator.

BEDROOM TWO

The second double bedroom is positioned to the rear of the property and features a uPVC double-glazed window overlooking the rear elevation. The room benefits from carpeted flooring, a central heating radiator, and a ceiling light fitting.

BATHROOM

The bathroom is fitted with a three-piece suite comprising a bath, pedestal wash hand basin and WC. Additional features include partial wall tiling, vinyl flooring, a radiator and ceiling lighting.

OUTSIDE

Attractive communal grounds surround the building, featuring a spacious paved patio to the rear and well-maintained lawned areas to the front. Parking spaces are available at the front of the property and may be used by residents on a first-come, first-served basis.

FIXTURES AND FITTINGS

The sale of the property shall include all light fittings, floor coverings, and integrated appliances.

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 Alpha boiler which is located in the kitchen.

The service charge is £40 PCM which includes building insurance, cleaning, electric and maintenance of the stairwell and corridor, electric to the bin store and garden maintenance.

The ground rent charge is £100 per annum.

The apartment comes with one share in Foxton Way Management Co Ltd, with there being 18 Shares in total.

COUNCIL TAX

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

VALUATION

IF YOU ARE THINKING OF SELLING YOUR PROPERTY, OR WOULD LIKE ADVICE ON MARKETING YOUR HOME, PLEASE CALL BELL WATSON (01652) 655151 FOR A FREE MARKET OPINION.





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