



52 Ancholme Mews, Bigby Street, Brigg,
North Lincolnshire, DN20 8BF

£97,000



- Second Floor Flat
- Close to Local Amenities
- Walking Distance to Town Centre
- No Onward Chain
- One Bedroom
- Well Presented Throughout
- Integrated Kitchen Appliances
- Vacant Possession

Bell Watson are delighted to present to the market this well presented one bed roomed SECOND FLOOR apartment in a highly desirable over 55's complex that is situated in the heart of Brigg, within a short walk of the market town centre that provides all your local amenities. The property briefly comprises an entrance hallway, lounge/dining room, a fitted kitchen, modern bathroom and master double bedroom. uPVC double glazing and electric heating throughout with daily access to the 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.

ACCOMODATION

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 first floor and has been designed to a high specification with wide internal doorways and electric central heating.

RECEPTION HALL

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 shelving.

LOUNGE DINING AREA 5.61 M X 3.35 M

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

KITCHEN 2.21 M X 1.73 M

Well-appointed with a range of high and low level beech 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 a dishwasher. There are electric plinth heaters, a mains smoke alarm, a light to the ceiling and a uPVC double glazed window.

BEDROOM 4.95 M X 3.02 M

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 light fitting to the ceiling, an electric radiator and carpeted flooring.

BATHROOM 2.59 M X 1.68 M

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

OUTSIDE

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

FIXTURES AND FITTINGS

All built in appliances, blinds, 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 access to the laundry room 8am - 9pm and a communal lift.

COUNCIL TAX

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



PROPERTY MISDESCRIPTION

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☎ (01652) 655151 ✉ brigg@bellwatson.co.uk 🌐 www.bellwatson.co.uk