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**Limb**  
MOVING HOME



*32 Stapleton Court, Waller Grove, Swanland, East Yorkshire, HU14 3RW*

- 📍 First Floor Apartment
- 📍 Exclusively Over 55's
- 📍 2 Beds/2 Baths
- 📍 Council Tax Band = D

- 📍 Rear Balcony
- 📍 High Specification
- 📍 Gated Development
- 📍 Leasehold/EPC = B

**£313,000**

## INTRODUCTION

This superb 2 bedroomed apartment occupies a lovely first floor position, complete with balcony, part of an exclusive development. Stapleton Court is a very special development of luxury apartments exclusively designed for people aged 55's and over. If you are ready to downsize your home without compromising on luxury, then Stapleton Court provides a rare opportunity to bring all your lifestyle aspirations and desires together in one place affording an enviable lifestyle including independence of living and ideal as a 'lock up and leave'. This contemporary apartment affords spaciousness and flexible living, designed to a very high specification. There is also the benefit of some fabulous communal spaces both inside and out should this be of interest to you. The apartment is located upon the first floor which is accessed via stairs or a lift. A balcony is situated off the lounge and enjoys an attractive aspect towards Swanland village centre. The accommodation comprises a spacious entrance hallway, delightful lounge and a modern fully fitted kitchen. There are "walk in" wardrobes to both bedrooms and a luxurious en-suite shower room plus a separate shower room. The property also has a high insulation factor plus uPVC double glazing and Dimplex/programmable electric heating panels. The apartment also benefits from a 24 hours emergency call system, a camera door entry system, elegant landscaped communal gardens and a beautiful owners lounge. A designated parking space is also included within the gated courtyard to the rear. There is a house manager who deals with the ongoing admin and maintenance of the complex.



## ADDITIONAL FEATURES

- Communal golf trolley store.
- TV points in all main rooms and landline phone connections.
- High speed broadband installed and landline access.
- Sky TV accessible
- Vent-Axia visit annually to service the units.

## LOCATION

Stapleton Court enjoys an enviable leafy setting in the beautiful East Yorkshire village of Swanland. The village benefits from its own range on amenities as well as being in easy reach of larger towns and cities such as Beverley and Hull. The development itself has a pedestrian access directly to the centre of the village and the picturesque pond. The village is surrounded by open countryside and offers all the amenities you need on a daily basis, including a convenience store, post office, chemist and a public house with traditional pub fare.

Larger supermarkets can be found in the nearby villages of North Ferriby and Willerby. If you enjoy the outdoors, Swanland Lawn Tennis and Bowls club are located next to the village pond. There are also excellent golf facilities in the area. The village enjoys easy access to a wide range of amenities in the surrounding towns and cities. The A63 is located two miles away linking the village to Hull and the M62. The Humber Bridge provides access to the south bank and beyond.

## ACCOMMODATION

Whilst entry to the development can be access via the main entrance, there is also a more conveniently placed entrance to the rear courtyard. The communal hallway has a staircase and a lift providing access up to the first floor. A private residential entrance door opens to:



## HALLWAY

A spacious hallway with two useful storage cupboards, one of which houses the Vent-Axia air circulation system unit and a Neff washing machine/dryer, with sufficient space for drying clothes and storage.

## LOUNGE

21'4" x 15'0" approx (6.50m x 4.57m approx)

A stunning space with window to side elevation and double doors opening out to the rear balcony. Ample area for table and chairs and a suite.



## BALCONY

First floor balcony providing views towards Swanland village centre.



## KITCHEN

10'1" x 9'8" approx (3.07m x 2.95m approx)

In an open plan style, the kitchen features an extensive range of sleek contemporary units with granite worksurfaces and breakfast bar return. There is an undercounter sink, Neff oven, combination microwave, ceramic hob, extractor hood, fridge/freezer, dishwasher and window to side elevation.



## BEDROOM 1

18'9" x 9'10" approx (5.72m x 3.00m approx)

Window to front elevation.

There is a "walk in" wardrobe with fitted shelving and hanging space.



## EN-SUITE SHOWER ROOM

A stylish shower room featuring a large shower area with rainhead and handheld shower system, fitted furniture with inset wash hand basin and W.C., heated towel rail, tiled floor and surround, linen cupboard to corner. The cabinet within the en-suite have infrared on/off sensors, heated mirrors, 2 pin shaver sockets and Bluetooth connection.



## BEDROOM 2

9'5" x 22'0" approx (2.87m x 6.71m approx)

Window to front elevation.

With "walk in" wardrobe fitted with shelving and hanging space.





## CLOAKS/SHOWER ROOM

With an attractive suite comprising a large shower enclosure with handheld and rainhead shower system, fitted furniture with inset wash hand basin and W.C., heated towel rail, tiled flooring and surround. The cabinet within the en-suite have infrared on/off sensors, heated mirrors, 2 pin shaver sockets and Bluetooth connection. There is also a programmable heated towel rail.



## OWNERS LOUNGE

This elegant lounge is the vibrant hub of the development where friends and neighbours can enjoy spending time together. The welcoming and comfortable space is ideal for catching up and enjoying a chat. There is lots of quiet spots too if you want read a good book.





## PARKING

There is a designated parking space within the rear courtyard which has an automated gated entrance.



## GROUNDS

The property enjoys beautiful communal grounds with plenty of greenery and places to enjoy.



## TENURE

Leasehold. 999 lease term which started from 1st June 2017.

Ground Rent £495.00 per annum payable half yearly in advance £247.50

Service Charge £3,240.24 per annum. 2 Bedroom monthly payment £270.02 in 2023/2024

## SERVICE CHARGES

2 Bedroom monthly payment £270.02 in 2023/2024.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, may be available subject to separate negotiation. All fitted carpets, light fittings, curtains and blinds are included in the sale except for the main bedroom curtains and all curtain tie backs. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.



## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

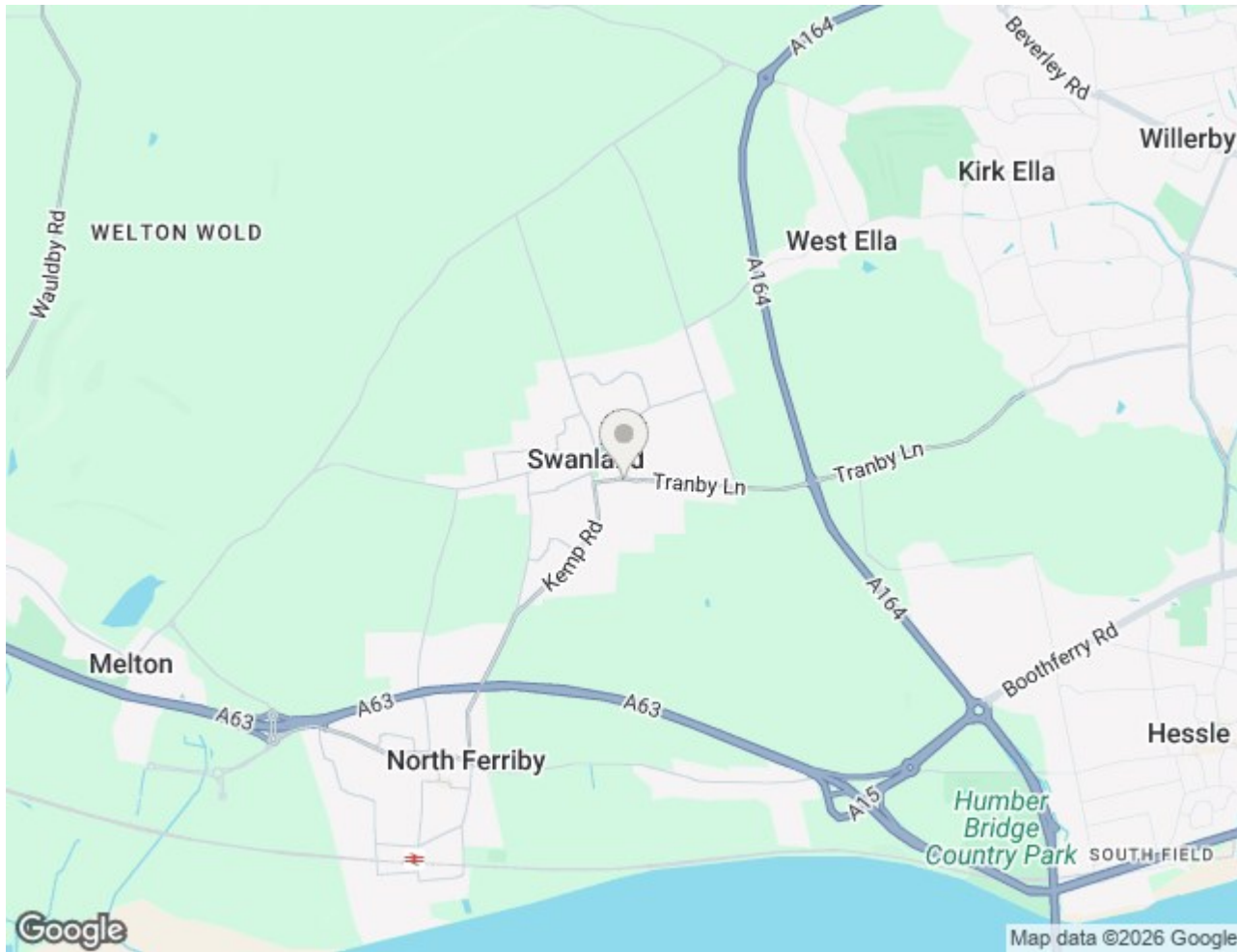
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

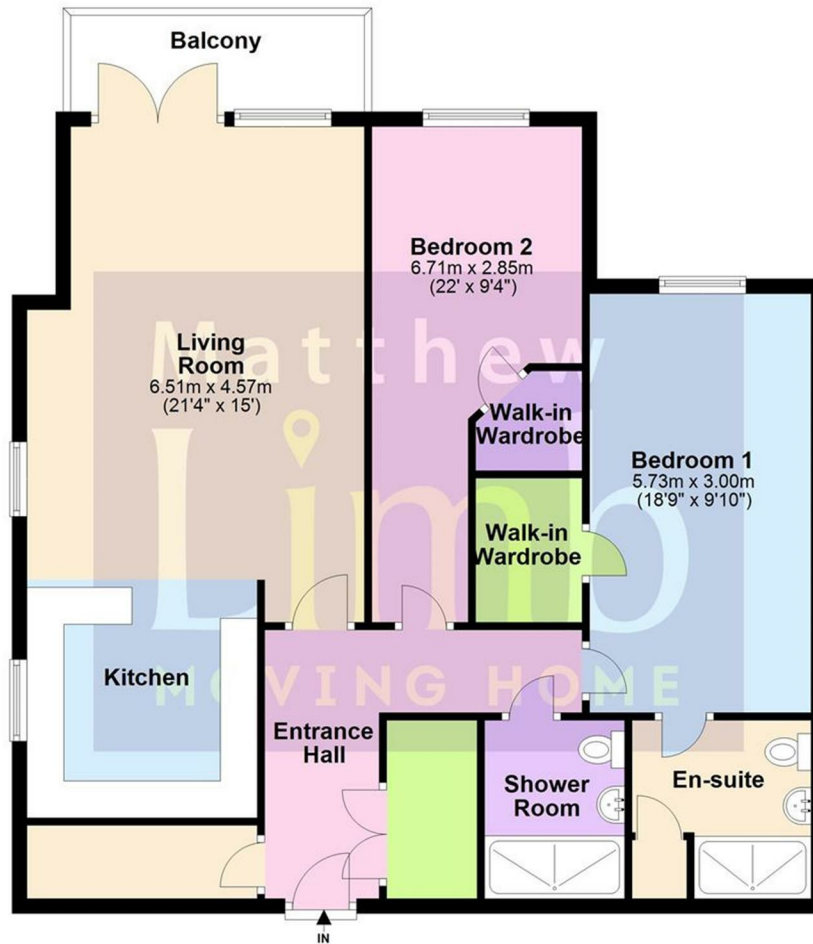
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.






## First Floor

Approx. 102.4 sq. metres (1101.9 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	