Ancholme Mews, Bigby Street, Brigg, DN20 8BF

£89,250

bell watson

- Ground Floor Flat in Over 55's Complex
- One Bedroom
- Close to Local Amenities
- Well Presented Throughout
- Walking Distance to Town Centre
- Integrated Kitchen Appliances
- Residents Parking
- Communal Gardens
- No Onward Chain
- Council Tax Band: A EPC: C

Bell Watson are delighted to present to the market this well presented one bedroom GROUND 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. Offered with NO CHAIN, 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.

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 a family guest suite that is located on the a second floor and is available at a cost of £20 per night (single occupancy) £25 per night (double occupancy). The apartment that is for sale is located on the ground floor and has been designed to a high specification with wide internal doorways and electric central heating.

HALLWAY

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

LOUNGE/DINING AREA

Having two pendant lights to the ceiling, a wall-mounted electric storage heater, carpeted flooring and a uPVC double glazed window to the front elevation.

KITCHEN

The kitchen is well-appointed a benefits from a range of wall-mounted and base Shaker style units with brushed chrome handles and complementary work surfaces, a stainless steel sink and tiled splash backs. Built-in 'Neff' appliances to comprise an electric hob with extractor hood above, a built-in electric oven, microwave, and Beko fridge freezer. There is also an electric plinth heater, a mains smoke alarm, a light to the ceiling, a uPVC double glazed window and vinyl flooring.

BEDROOM ONE

A double bedroom benefiting from a triple built-in wardrobe, an additional single built-in wardrobe, built in bed side drawers and dressing table. There is a uPVC double glazed window to the front, a light fitting to the ceiling, an electric storage heater, a t.v. aerial point, and carpeted flooring.

BATHROOM

The modern bathroom features a panelled bath that is complemented with a shower above and a glazed shower screen, together with a range of wood-effect fitted furniture with useful storage cupboards, incorporating a push-button W.C. and vanity hand basin. The bathroom is completed with a heated towel radiator, ceiling light fitting and vinyl flooring.

STEP OUTSIDE

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

FIXTURES AND FITTINGS

All built in appliances, curtains, 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 BAND

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

DRY
1
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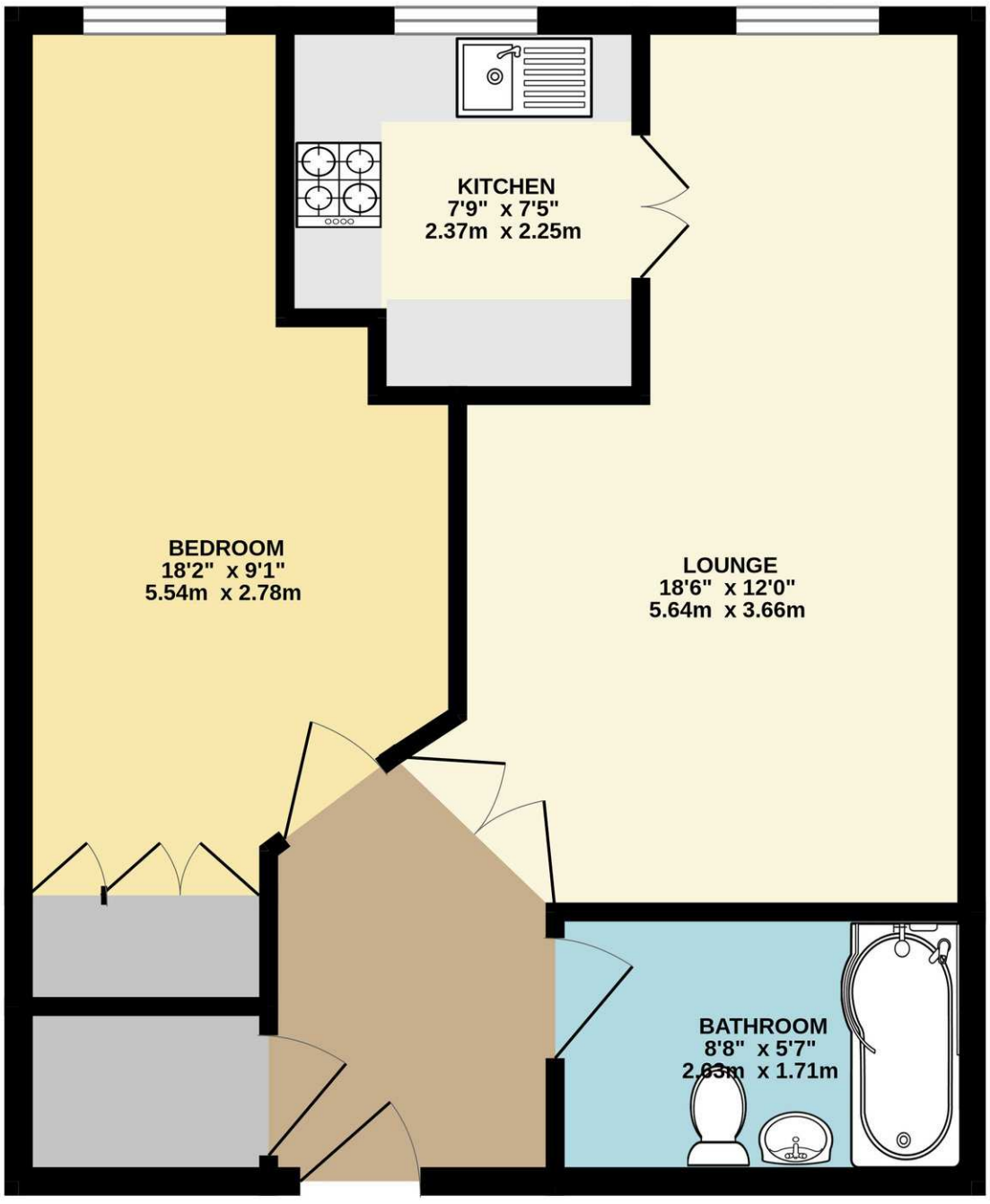
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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