

**staniford**  
grays

26 Haldenby Court, West End, Swanland, HU14 3PQ

Offers In Excess Of £50,000





# 26 Haldenby Court

Swanland, HU14 3PQ

- MODERNISED APARTMENT
- FIRST FLOOR
- CENTRAL SWANLAND LOCATION
- 24 HOUR CARELINE
- PRIVATE POSITION IN DEVELOPMENT
- PRIVATE ACCESS SERVING LIMITED NUMBER OF APARTMENTS
- COMMUNAL PARKING
- SHOWER ROOM
- VIEWING ADVISED
- NEW DECOR AND CARPETS THROUGHOUT

Suitable for applicants who want to retain an element of privacy being accessed from a separate ground floor access (under archway) as well as the main communal entrance.

Ideally situated with a bright Southerly aspect to the reception lounge and bedroom.

Located in the heart of Swanland village on West End, Swanland and in close proximity to a broad range of services and amenities.

Presented to the market with No Forward Chain Involved and coming ready for immediate occupation.

Accommodation comprises, Hallway with built in cupboard, Reception Lounge leading to Fitted Kitchen, Double Bedroom and upgraded Shower Room being smartly appointed throughout.

Haldenby Court itself benefits from a range of communal areas, including a large sitting room to ground floor level, Kitchen, Laundry and Guest Suite and all set within walled gardens.

Residents and visitor parking available.

The development itself provides a number of apartments for residents over the age of 55 with the benefit of a house manager based at the property during daytime hours with a 24 hour care line also.



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## AGENTS NOTE

Haldenby Court is designed to provide you with more support, convenience and security, together with peace of mind, with the 24 hour Careline service.

### Apartment Facilities

The hallway cupboard contains the hot water tank, electrical circuit switches and shelving for linen storage.

Wi-Fi & Fibre optic cable is installed throughout the development in the corridor ceilings, enabling future access to high speed broadband to be arranged in the apartment, if desired.

Careline is available for all problems at all times, using a cord pull located in all rooms.

### Haldenby Court Facilities

A Manager is on the premises from Monday to Friday in a ground floor office.

In addition to the main entrance there is a covered way by a side entrance, which is convenient for cars dropping off passengers.

An Entry Intercom at the main entrance connecting to the relevant flat, allows visitors into the building.

There is a large elegant Communal Lounge with adjoining Kitchenette supplied with crockery for preparation of hot and cold drinks. This Lounge is available for the residents to socialise for small and large gatherings.

A spacious Laundry Room on the ground floor has two large washing machines, two large tumble driers, sink, iron and ironing board. There is an advisory rota to facilitate use by residents.

At the end of the corridor to the laundry room is the secure, indoor Refuse Area.

A Guest Room is available for a reasonable charge on the first floor, with twin beds, T.V. and en suite facilities.

There is a Lift to the first floor.

The building and public areas are maintained and cleaned.

The exterior windows are all cleaned regularly.

There are accessible fire exits and closing fire doors and the fire alarm system is tested every week.

For full details of the ground rents, leasehold information and maintenance charges please contact the selling agents Stanifords.com.

## ENTRANCE HALLWAY

A welcoming entrance to this well positioned apartment, being discreetly situated within the development itself, located towards the Eastern elevation and enjoying access from the additional side staircase as well as the main communal entrance hallway.

The apartment benefits from deep storage cupboard with shelving to either side, also incorporating hot water cylinder. Access is provided to reception lounge, bedroom and upgraded shower room with intercom system.

## RECEPTION LOUNGE

Neutrally appointed throughout with a pleasant outlook over Haldenby Court gardens itself via uPVC double glazed window. electric heater, TV connection point, amply sized for furniture suite and dining table also. Fret-style glazed folding door through to...

## KITCHEN

Featuring neutral wall and base units, inset sink and drainer, mid level oven, space provided for white goods, roll edge work surfaces with tiling throughout, hob, extractor canopy and light point, uPVC window to the side.

## BEDROOM 1

Again boasting elegant proportions throughout with uPVC double glazed window to the South facing elevation. Fitted with a range of storage solutions incorporating fitted mirrored wardrobes to one wall length, alternate storage cupboards and vanity dresser area.



#### **SHOWER ROOM**

Having recently been upgraded and immaculately appointed throughout with raised double shower cubicle with sliding glass door with storage provision and wall mounted shower head and console, and contemporary style sanitaryware extending to wash hand basin and low flush w.c, being fully tiled throughout and of an excellent specification which must be fully seen to be appreciated.

#### **OUTSIDE**

The development stands within delightful communal gardens, the rear garden being mainly lawned takes full advantage of the available sunshine and enjoying a Westerly facing aspect, with provision for resident parking and visitor parking also.

#### **VILLAGE AMENITIES**

The village amenities are all on your doorstep and consist of the following: Chemist, Travel Agent, local Fishmonger delivery service, Hairdressers, Florist, Coffee Shop, Dress Boutique, Estate Agent, Post Office, local convenience store, Barbers, 2 Churches, Bowls Club, Tennis Club, Library and Village Hall, also a bus service into surrounding locations.

#### **TENURE**

We understand the Tenure of the property to be LEASEHOLD with Vacant Possession on Completion.

#### **SERVICES**

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current ERYC council tax band to be 'C'.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **MORTGAGE CLAUSE**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

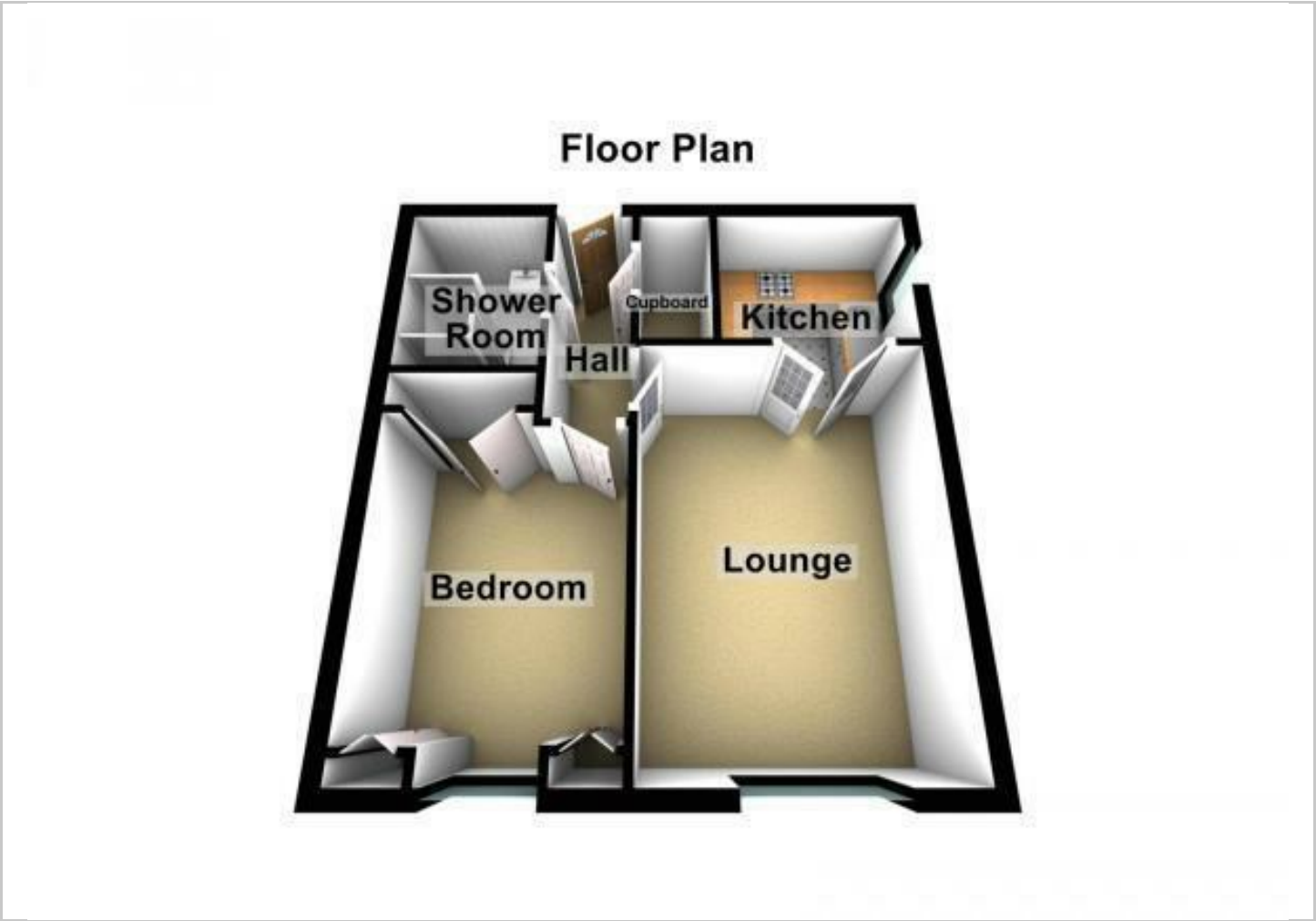
#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

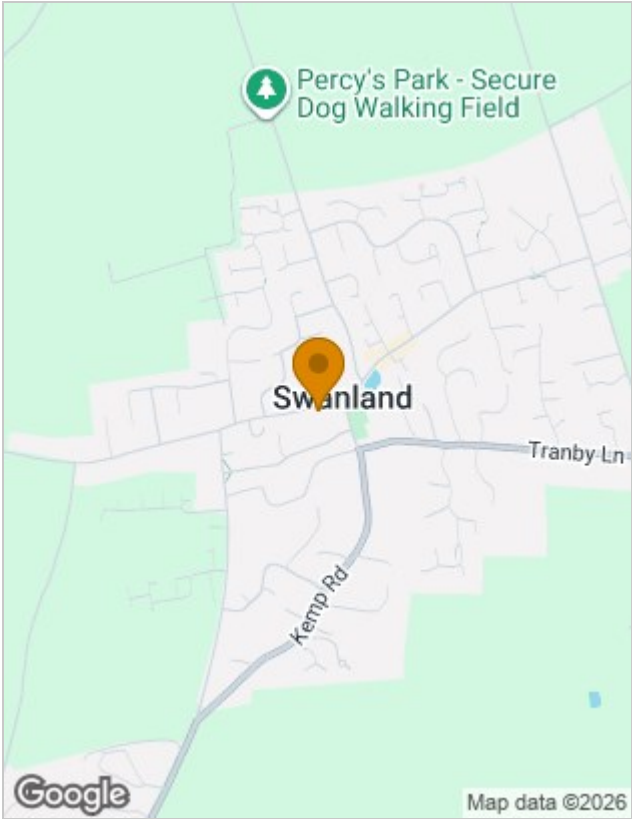
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



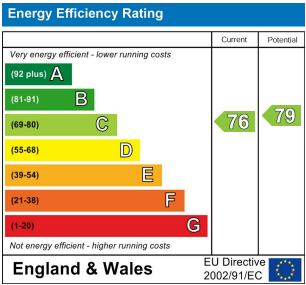
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.