



23 Briar Lane Scartho, Grimsby, North East Lincolnshire DN33 3LS

Located on the very popular Springfield Park over 55's retirement park is this superb spacious ONE BEDROOM GROUND FLOOR APARTMENT. The development has the benefit of a programme of entertainment for the residents including bingo, coffee mornings etc together with an on site support system (not 24 hours). The accommodation includes: entrance porch, good sized lounge, spacious fitted kitchen/breakfast room, one double bedroom and a shower room/wc Gas central heating system. Double glazing. Carpets, curtains, blinds and light fittings included. VACANT POSSESSION. ONLY PART OF THIS PROPERTY IS BEING SOLD.

£109,950

- LOVELY POSITION WITH WEST FACING VIEWS
- G F RETIREMENT APARTMENT FOR THE OVER 55'S
- ENTRANCE PORCH
- GOOD SIZED LOUNGE
- KITCHEN/BREAKFAST ROOM
- INNER HALLWAY
- DOUBLE BEDROOM
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- COMMUNAL GARDENS



GROUND FLOOR

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ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE PORCH

Approached via a uPVC entrance door. Radiator.

LOUNGE (FRONT)

16'7" x 13'5" (5.06 x 4.11)

With views over the complex via doubled glazed patio doors, this excellent sized lounge has coving to ceiling, radiator and a modern fire surround inset with an electric fire.



LOUNGE



KITCHEN/BREAKFAST ROOM

13'5" x 10'9" (4.11 x 3.29)

Fitted with a range of modern base and wall cupboards having contrasting work surfaces inset with a stainless steel sink. Included in the sale are the white goods left in the apartment ie the cooker, fridge and washing machine. Wall mounted gas fired boiler. Double glazed window. Vinyl Flooring. Radiator. Ample space for a breakfast table and chairs.



INNER HALLWAY

Three useful walk in storage cupboards, radiator and fitted with vinyl flooring. Wall mounted intercom



BEDROOM (REAR)

11'4" x 12'8" (3.47 x 3.88)

Double glazed window and radiator.



SHOWER ROOM

10'7" x 6'5" (3.23 x 1.97)

This wet room is fitted with a resin water proof flooring having a soak away to the shower area which has a glass screen to the side and also includes a low flush wc and a pedestal wash hand basin. The shower area is fully tiled with the remainder of the walls being half tiled. Radiator. Double glazed window.



OUTSIDE

THE COMMUNAL GARDENS

The complex stands in communal gardens which includes well planted rockeries, immaculately tendered lawns and well planted pergolas together with numerous seating areas. There is a car park for numerous cars on a first come first served basis.



COMMUNAL MEETING ROOM

The communal meeting room is available to residence for parties together with regular meetings which includes bingo, fish and chip lunches etc. In addition there is a laundry room with outdoor washing lines.



TENURE - LEASEHOLD

The property is leasehold for a period of 99 years from 1st November 1988 with an annual ground rent of £77.88 which is flexible and will increase in future years. In additional there is a monthly service charge of £94 which includes maintenance of the grounds, building insurance, running of the company and the common room. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

VIEWING ARRANGEMENTS

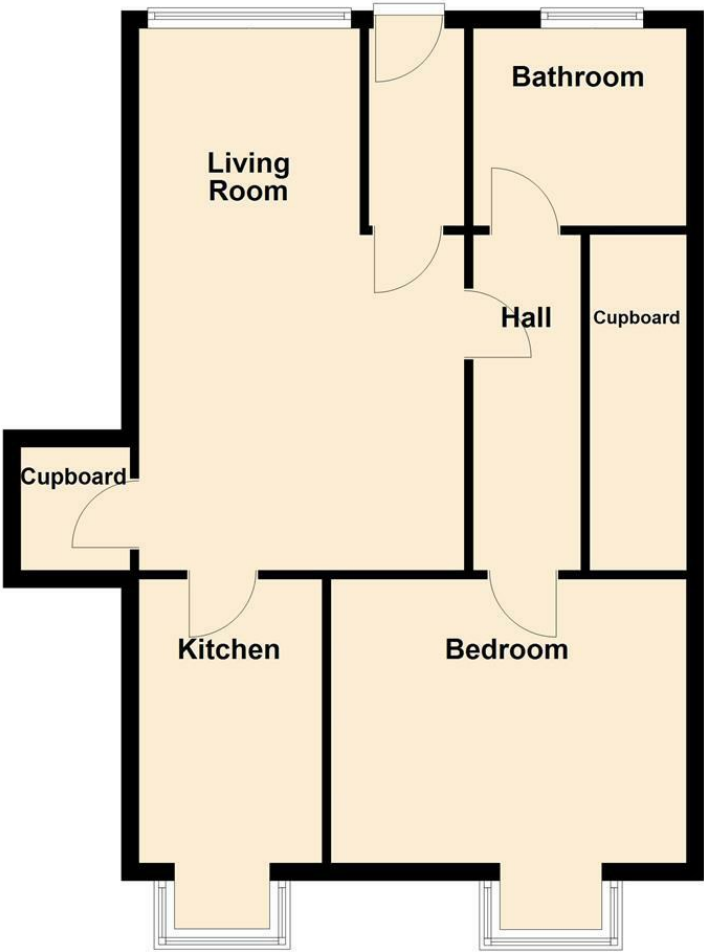
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 62.3 sq. metres (671.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 and floor plans provided are approximate and for guidance purposes only. 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. 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. No person in the firms employment 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.