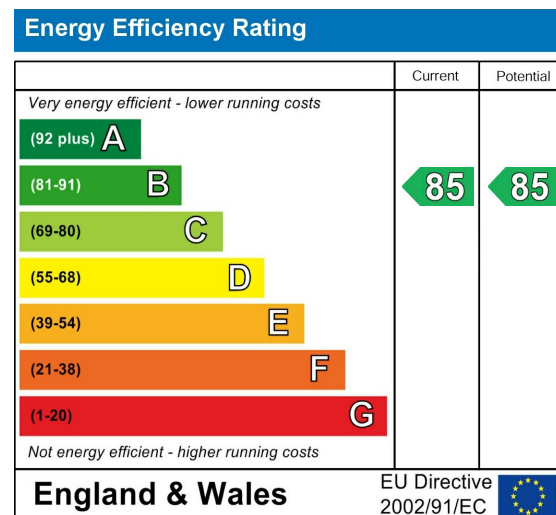
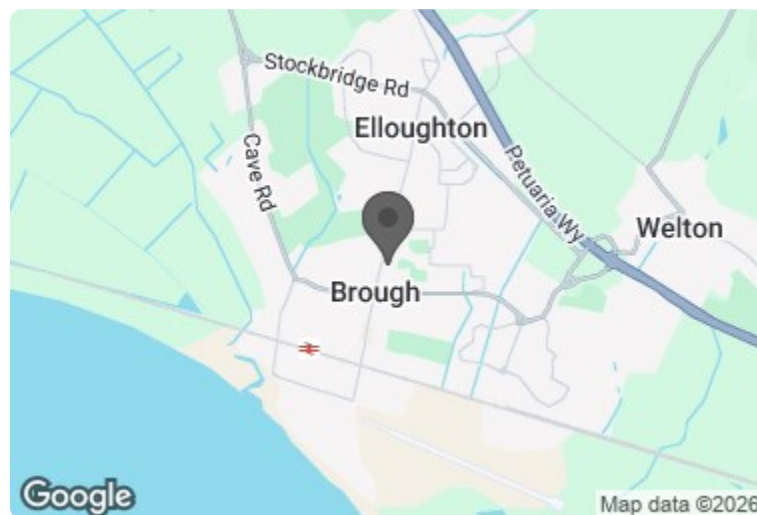




Council Tax Band: C

Holding Deposit*: £150

Security Deposit:** £2,192

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

arla | propertymark
PROTECTED



22 Fairway View

Elloughton Road, Brough, HU15 1FT

STUNNING TWO-BEDROOM, FIRST FLOOR APARTMENT with a SOUTH-FACING JULIET BALCONY.

Beautifully positioned on the second floor with lift access, this bright and inviting apartment enjoys an abundance of natural light throughout.

Rental Price

£1,900

No service charge payable.
Property is unfurnished.

Call us on 0800 8100 174 to find out more.

rental enquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews

★ Trustpilot

Property Features

- South facing two bedroom apartment
- Juliet balcony
- House Manager on-site during office hours
- Guest Suite for friends and family
- Approximately half a mile from Brough train station
- Communal Lounge where social events take place
- Within a third of a mile from Morrisons Supermarket
- 24-Hour Careline + Security door entry system
- Energy Efficient
- Part-exchange option available

McCarthy & Stone
Welcome Home.

McCarthy & Stone Limited • T: 0800 8100 174 • W: mccarthyandstone.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199

22 Fairway View, Elloughton Road, Brough

About Fairway View

Designed exclusively for the over 60s, Fairway View comprises 19 one-bedroom and 16 two-bedroom apartments, offering a welcoming and sociable community. A dedicated House Manager is on site during working hours to provide support and ensure everything runs smoothly.

There's no need to worry about ongoing upkeep, the service charge takes care of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, and security systems. It also covers the energy costs of the Homeowners' Lounge and all other communal areas.

For complete peace of mind, the development features a camera door entry system and a 24-hour emergency call system. The stylish Homeowners' Lounge offers the perfect place to relax or socialise with friends and family, and for those with visitors from afar, a comfortable Guest Suite is available (typically £25 per night, subject to availability).

Local Area

Ideally situated within easy walking distance of the centre of Brough, Fairway View enjoys a prime location close to a wide range of local amenities — all within a 5–10 minute walk from your front door. Nearby facilities include a Morrisons supermarket and petrol station, butchers, fish & chip shop, delicatessen, public house, post office, library, Methodist church, community halls offering a variety of activities for all interests, and a doctors' surgery.

Within just a 5–10 minute drive, you'll find an even broader selection of amenities, supermarkets, churches, and services.

A bus stop is conveniently located at the entrance to Fairway View, providing excellent public transport links to nearby villages, towns, and destinations further afield. For those travelling longer distances, Brough Railway Station is only around five minutes' drive away, offering mainline connections, and motorway links are also easily accessible.



Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

Landscaped Gardens

One of the main social hubs of Fairway View is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

About 22 Fairway View

Property 22 is a beautiful first-floor, two-bedroom apartment, complete with fitted flooring throughout and a south-facing Juliet balcony.

The spacious living room is bright and airy, flowing into a



2 bed | Rental Price £1,900

modern fitted kitchen with integrated appliances.

The master bedroom features a walk-in wardrobe with ample hanging space and shelving, while the second bedroom is ideal for guests, a study, or a hobby room. The contemporary shower room includes a low-profile shower tray, slip-resistant flooring, chrome towel radiator, and an illuminated mirror.

This stylish apartment combines practical design with comfort, making it a perfect home for modern retirement living.

What's is included at the development ?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

Additional Information & Services

- Ultrafast Full Fibre Broadband installed in utility room
- Mains water and electricity
- Electric room heating
- Mains drainage

