



First Floor Flat, 1 Hollins Hall, Lund Lane, Killinghall

£225,000

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An impressive and exceptionally spacious first-floor apartment, enjoying superb views across the surrounding gardens and countryside and benefiting from the rare advantage of a private sun terrace. The property forms part of the highly regarded Hollins Hall retirement development and offers comfortable, well-proportioned accommodation within this prestigious building.

This exclusive development is designed specifically for the over-55s and stands within approximately 15 acres of beautifully maintained landscaped gardens and grounds. Residents have access to an excellent range of social and leisure facilities, including a swimming pool, library, exercise room, lounge bar and restaurant.

AGENT'S NOTE

TENURE: Long Leasehold.

The lease was originally granted for a term of 125 years.

SERVICE CHARGE: Approximately £TBC per calendar month.

GROUND RENT: Currently £200 per annum.

The service charge is understood to include external repairs and maintenance, buildings insurance, upkeep of the extensive communal gardens and grounds, and use and maintenance of the excellent residents' facilities at Hollins Hall.

The property benefits from gas-fired central heating.

Council Tax band: E

Tenure: Leasehold



ACCOMMODATION

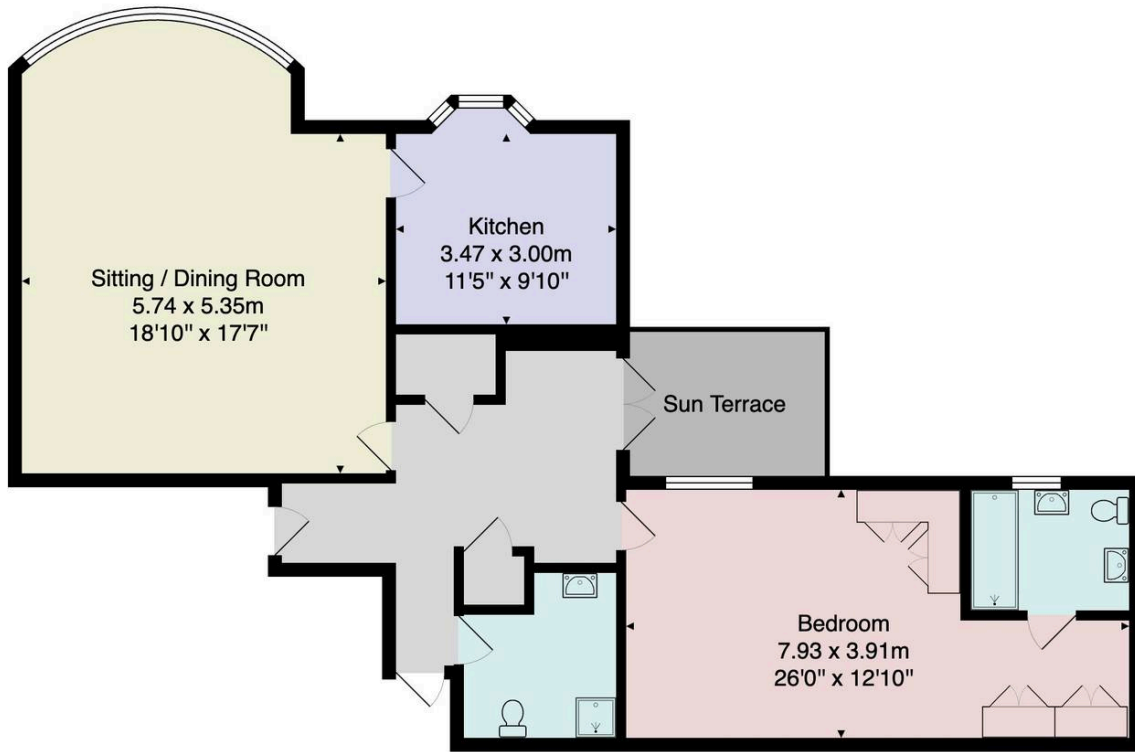
A spacious reception hall provides an attractive entrance to the apartment and benefits from useful fitted storage. The hall also provides direct access to the private sun terrace. The principal reception room is particularly generous, providing ample space for both sitting and dining areas. A bay window enjoys a wonderful outlook across the surrounding gardens and open countryside, creating a bright and elegant living space. The kitchen is fitted with a range of wall and base units together with a gas hob, integrated oven, fridge freezer and space for additional appliances. The principal bedroom is a large double room with fitted wardrobes and benefits from an en suite bathroom. There is also a separate shower room, providing excellent additional convenience for guests and everyday use.



OUTSIDE

A particular feature of the apartment is the private sun terrace, accessed directly from the accommodation and providing an excellent outdoor sitting area from which to enjoy the superb views. Residents also have full use of the extensive landscaped gardens and grounds surrounding Hollins Hall. There is ample parking available for residents and visitors.





Total Area: 104.5 m² ... 1124 ft² (excluding sun terrace)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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