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**Limb**  
MOVING HOME



*Flat 6, Brampton Court, 51 Station Road, Brough, E. Yorks, HU15 1DZ*

📍 Superb Apartment

📍 Light and Airy

📍 2 Beds / 2 Baths

📍 Council Tax Band = B

📍 Balcony to Lounge

📍 Fitted Kitchen

📍 Gated & Parking

📍 Freehold / EPC = D

**£142,500**

## INTRODUCTION

This superb first floor apartment offers really attractive light and airy accommodation. Part of a small development which has a walled surround and a sliding gated entrance, the property is ideally placed for Brough's train station and a host of amenities. The spacious accommodation is depicted on the attached floorplan and briefly comprises a private hallway, large lounge with south facing double doors and a balcony, fitted modern kitchen with a host of appliances, two bedrooms, en-suite and a separate bathroom. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. Outside are communal gardens and a parking courtyard with a designated parking position.

## LOCATION

The property is situated on Station Road in Brough, a stones-throw away from the train station. Brough is a growing community and provides a good range of local shops including Aldi, Lidl, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

An intercom entry system and lockable door allows entry to the communal hallway with a staircase leading up to the first floor landing.

The apartment has a private residential door opening into the hallway.



## ENTRANCE HALLWAY

There is a spacious hallway with cylinder/airing cupboard situated off providing good storage.

## BREAKFAST KITCHEN

Having an attractive range of recently installed shaker style sage coloured units with complementary worksurfaces. There is a one and a half Quartz sink with mixer tap, integrated oven with four ring induction hob over and extractor hood above, slimline dishwasher, fridge/freezer and concealed washer/dryer. Windows to both side and rear elevations allow light to flood in. A wide opening leads through to the living room.



## LIVING ROOM

A particularly spacious living room with high ceiling, window to side and feature double doors opening out to a balcony with wrought iron railings to the south elevation.



## BALCONY





## *BEDROOM 1*

A good sized double bedroom with window to the south elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a low level W.C., wash hand basin, corner shower cubicle, heated towel rail.



## BEDROOM 2

With fitted wardrobes, window to the south elevation.



## BATHROOM

With attractive white suite comprising a low level W.C., wash hand basin and shaped panelled bath with shower over, tiled surround and screen. Heated towel rail.



## OUTSIDE

Outside are communal gardens and a parking courtyard with a designated parking position.



## HEATING

The property benefits from gas fired central heating to radiators.

## GLAZING

The property benefits from UPVC framed double glazing.

## TENURE

Leasehold - The term is 999 years dated from November 2005.

## SERVICE CHARGES

There is a service charge of approximately £113 per month. This covers buildings insurance, servicing of the gates, gardening, outside lights etc.

There is no ground rent payable.

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) 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 (iii) no person in the employment of Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





