JoWalker

ESTATE AGENTS

30 Lilac Court, Springfield Park

Scartho, Grimsby, North East Lincolnshire DN33 3LR

Located on the very popular Springfield Park over 55's retirement Park is this FIRST FLOOR ONE BEDROOM APARTMENT. The development has the benefit of a programme of entertainment for the residents including coffee mornings, bingo etc other with an on site support system (not 24 hours). The accommodation includes: Ground floor entrance with staircase and stairlift which leads up to the first floor private landing, excellent sized lounge/dining room, fitted kitchen/breakfast room, double bedroom and shower/bathroom. Gas central heating system. Double glazing. Carpets and curtains included in the sale. Communal gardens. ONLY PART OF THIS PROPERTY IS BEING SOLD.

£89,950

- FIRST FLOOR APARTMENT
- EXCELLENT SIZED LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- BATH/SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- COMMUNAL GARDENS
- ON SITE SUPPORT SYSTEM
- NO CHAIN

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

.

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

.

PERSONAL ENTRANCE DOOR

Approached via a double glazed entrance door having staircase which is fitted with an electric stairlift. Single glazed door leads into:-

FIRST FLOOR PERSONAL LANDING

Double storage cupboard. Radiator. Coving to ceiling.

LOUNGE/DINING ROOM

23'3" x 12'7" (7.1 x 3.84)

This excellent sized reception room has three double glazed windows to two elevation allowing an abundance of sunlight during daylight hours. Coving to ceiling, radiator and the focal point of this room is the modern fire surround inset with an electric fire.

LOUNGE/DINING ROOM

KITCHEN

11'8" x 6'6" (3.57 x 2)

Fitted with a range of cream base and wall cupboards having light coloured work surfaces inset with a resin sink unit and space for a slot in cooker. Contrasting tiled splash back plus wall boarding to one wall. Radiator, laminate flooring, double glazed window and coving to ceiling. The Vokera gas fired boiler is concealed in a matching wall cupboard.

BEDROOM

11'8" x 12'5" (3.58 x 3.79)

Two double glazed windows, radiator and coving to ceiling. Fitted double wardrobe cupboard.

BEDROOM

BATHROOM/WC

9'8" x 6'6" (2.95 x 1.99)

Accessed directly off the landing this good sized bathroom is fitted with a shower cubicle which is finished with waterproof wall boarding and has a glass door to the front, a panelled bath, a pedestal wash hand basin and a low flush wc. The remainder of the walls are half tiled. Vinyl flooring, radiator and coving to ceiling.

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 private car park for the residents which comes on a first come first served basis.

COMMUNAL GARDENS

COMMUNAL MEETING ROOM

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

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 99 years from 28th February 1989 with a ground rent of £77.88 which is subject to review. In addition there is a monthly service charge of £94 which includes maintenance of the communal grounds, building insurance, running of the company and the communal meeting room again this is subject to review. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

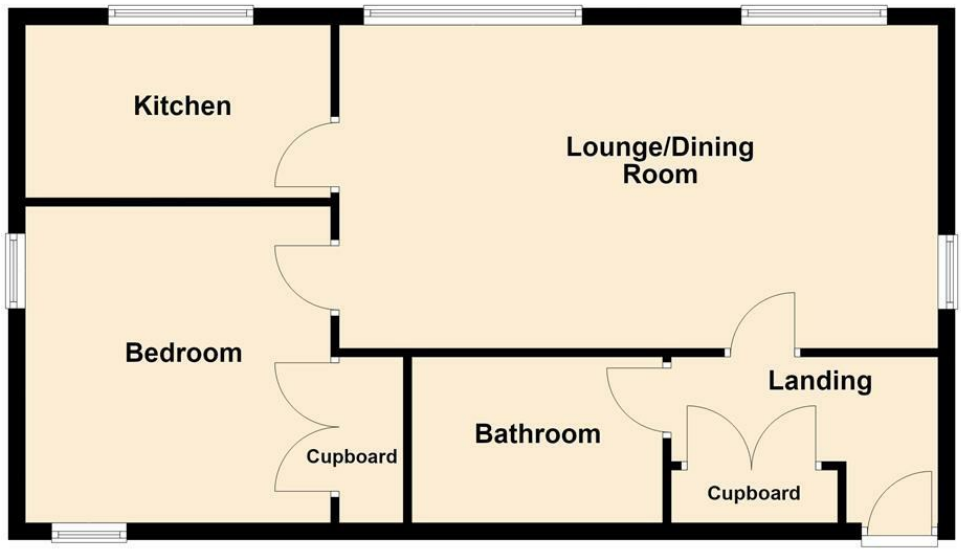
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

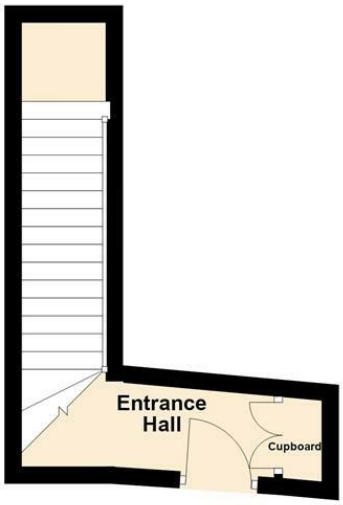
First Floor

Approx. 61.9 sq. metres (666.4 sq. feet)
(excluding Cupboard)

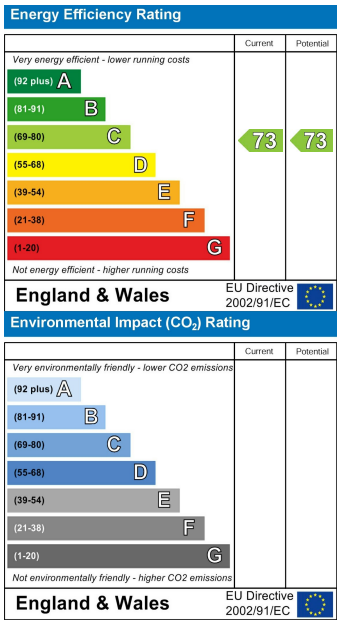


Flat Entrance

Approx. 7.8 sq. metres (83.8 sq. feet)



Total area: approx. 69.7 sq. metres (750.2 sq. feet)



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.