



## 5 Lilac Court Scartho, Grimsby, North East Lincolnshire DN33 3LR

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 with fitted wardrobes 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.

**£105,000**

- LOVELY POSITION WITH VIEWS OVER THE COURTYARD
- GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 55'S
- ENTRANCE PORCH
- GOOD SIZED LOUNGE
- KITCHEN/BREAKFAST ROOM
- INNER HALLWAY
- ONE DOUBLE BEDROOM
- MODERN SHOWER ROOM/WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- COMMUNAL GARDENS



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE PORCH

Approached via a uPVC entrance door with a single glazed door opening into the:-

### LOUNGE

20'10" x 12'7" (6.37 x 3.85)

Having double glazed patio doors which has views over the communal gardens, this excellent sized lounge has coving to ceiling, radiator and a useful fitted storage cupboard. The focal point of this room is the modern fire surround which has an electric fire inset.



### LOUNGE



### KITCHEN/BREAKFAST ROOM

13'4" x 9'9" (4.07 x 2.99)

Fitted with a range of modern cream base and wall cupboards including a glass fronted display cabinet, the contrasting work surfaces are inset with a resin sink unit and has space beneath for washing machine, fridge/freezer and a slot in cooker (which is included in the sale. Contrasting tiled splash backs. Radiator. A bay window having a deep sill and a double glazed window. Ample space for a breakfast table and chairs.



### KITCHEN/BREAKFAST ROOM



### **INNER HALLWAY**

This excellent inner hallway has a double storage cupboard with two single cupboards either side. Radiator.



### **BEDROOM**

11'1" x 13'6" (3.4 x 4.14)

Fitted with an excellent range of built in furniture including a bank of wardrobes, a dressing table and matching bedside cabinets. Double glazed window having a deep sill. Coving to ceiling and radiator.



### **BEDROOM**



### **SHOWER ROOM**

7'8" x 6'9" (2.35 x 2.06)

This spacious modern shower room has fully tiled walls and a heated towel rail and is fitted with corner shower cubicle having a glass door plus a vanity unit incorporating a semi recessed sink, a concealed wc with useful storage cupboards.



## **SHOWER ROOM**



## **OUTSIDE**

### **COMMUNAL GARDENS**

The complex stands in communal gardens which includes well planted rockeries, immaculately tended 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 GARDENS**



### **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.



## **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 addition there is a monthly service charge of £94 which includes maintenance of the grounds, building insurance, running of the company and the common room.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC - C

**VIEWING ARRANGEMENTS**

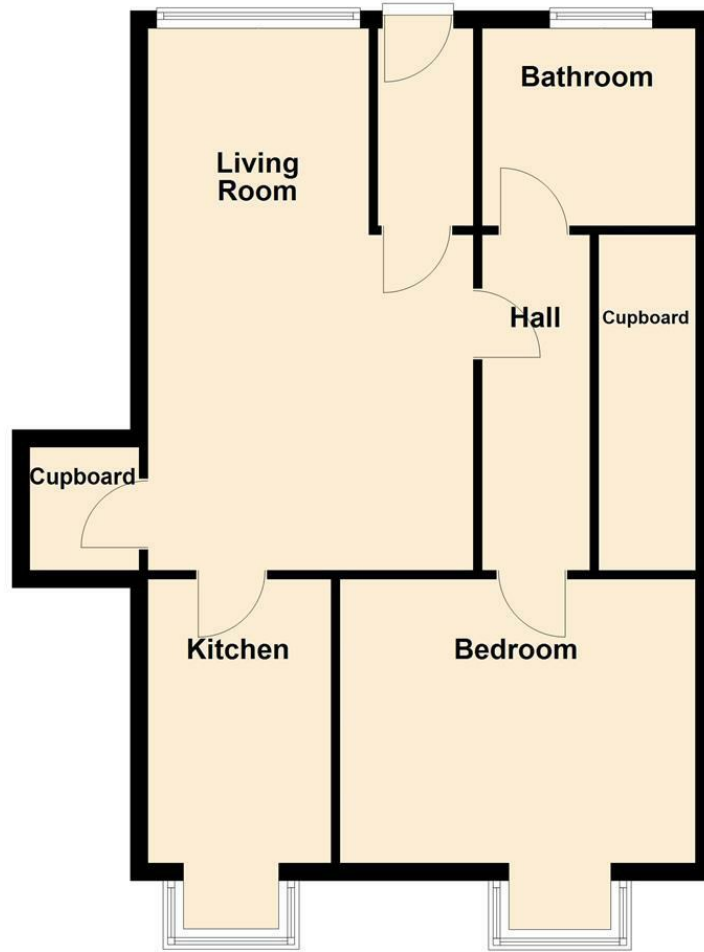
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**MEASUREMENTS**

All measurements are approximate.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's 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.