



31 Briar Lane, Springfield Park Scartho, North East Lincolnshire DN33 3LS

Located on the very popular Springfield Park over 55's retirement park is this superb spacious ONE BEDROOM FIRST 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 well presented accommodation includes: Ground floor entrance lobby, staircase to the first floor landing, hallway, good sized lounge, modern fitted kitchen/breakfast room with built in appliances, double bedroom with fitted wardrobes and spacious shower room/wc. Gas central heating system and double glazing. VACANT POSSESSION. ONLY PART OF THIS PROPERTY IS BEING SOLD.

Offers Over £75,000

- POPULAR DEVELOPMENT FOR THE OVER 55's
- FIRST FLOOR SPACIOUS APARTMENT
- EXCELLENT SIZED LOUNGE
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- RESIDENTS ENTERTAINMENT PROGRAMME
- NO CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a uPVC entrance door with staircase leading up to the first floor

FIRST FLOOR

HALL

Having access to the roof space and a double built in storage cupboard. Radiator.

LOUNGE

16'7" x 19'1" (5.07 x 5.84)

This large formal sitting room has three double glazed windows and two radiators.



LOUNGE



KITCHEN/BREAKFAST ROOM

8'0" x 14'8" (2.46 x 4.48)

Fitted with a range of modern pale grey base and wall units incorporating an integrated dishwasher, fridge and freezer together with a built in electric oven, gas hob with an extractor chimney above. A modern gas fired boiler is concealed within a bespoke wall cupboard. The contrasting work surfaces are inset with a stainless steel sink with space beneath for washing machine and having complimentary wall boarding above. Double glazed window. Radiator. Space for breakfast table and chairs.



KITCHEN/BREAKFAST ROOM



DOUBLE BEDROOM

12'3" x 14'7" (3.74 x 4.47)

Fitted with a range of floor to ceiling wardrobes which provides excellent hanging space with matching drawers and bedside cabinets. Radiator. Double glazed window.



SHOWER ROOM/WC

7'9" x 7'8" (2.37 x 2.36)

Fitted with a modern suite including a corner shower cubicle and a vanity unit comprising a semi recessed sink with cupboards below and a concealed wc and to complete this shower room are matching storage cupboards. Aqua boarding splash backs. Heated towel rail. Vinyl flooring. Double glazed window.

SHOWER ROOM



OUTSIDE

THE GARDENS

The property stands in communal gardens which are maintained as part the monthly maintenance charge and include numerous seating areas and ornamental ponds.



COMMUNAL MEETING ROOM

This meeting room has the facilities to arrange private parties together organised entertainment such as bingo, coffee mornings etc. There is a communal laundry room with an outside drying area, together with a guest bedroom for relatives.



COMMUNAL PARKING

There is a communal parking area for residents and visitors.

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 99 years from 15th January 1991 with an annual ground rent of £74.99 and in addition there is a month service charge of £94 per month, this figure is reviewed on an annual basis and includes gardening, building insurance, use of the communal meeting room and running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

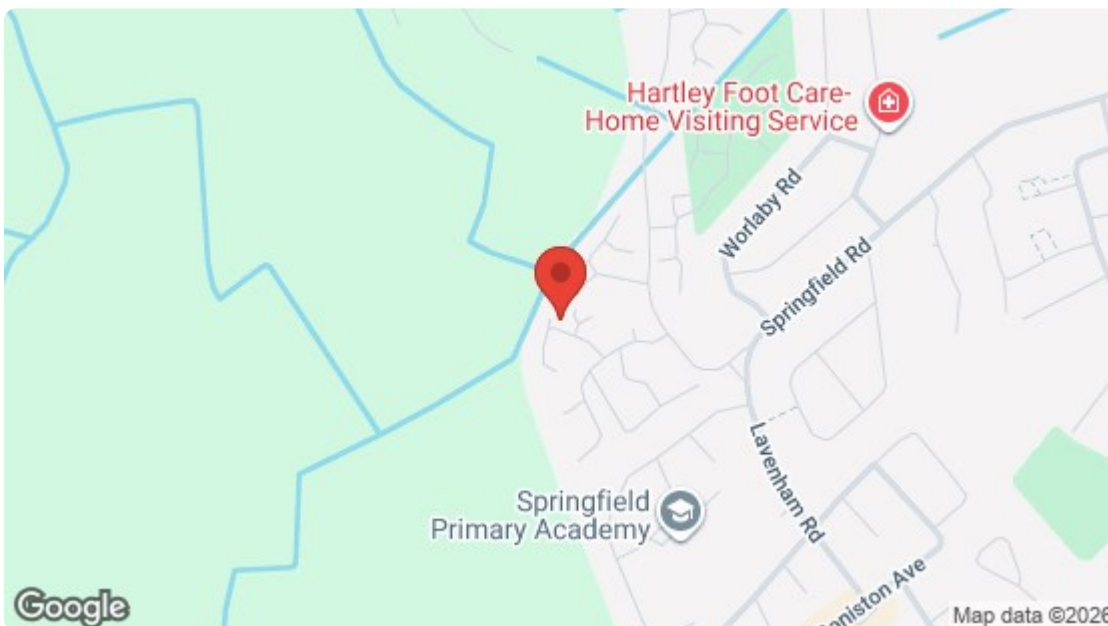
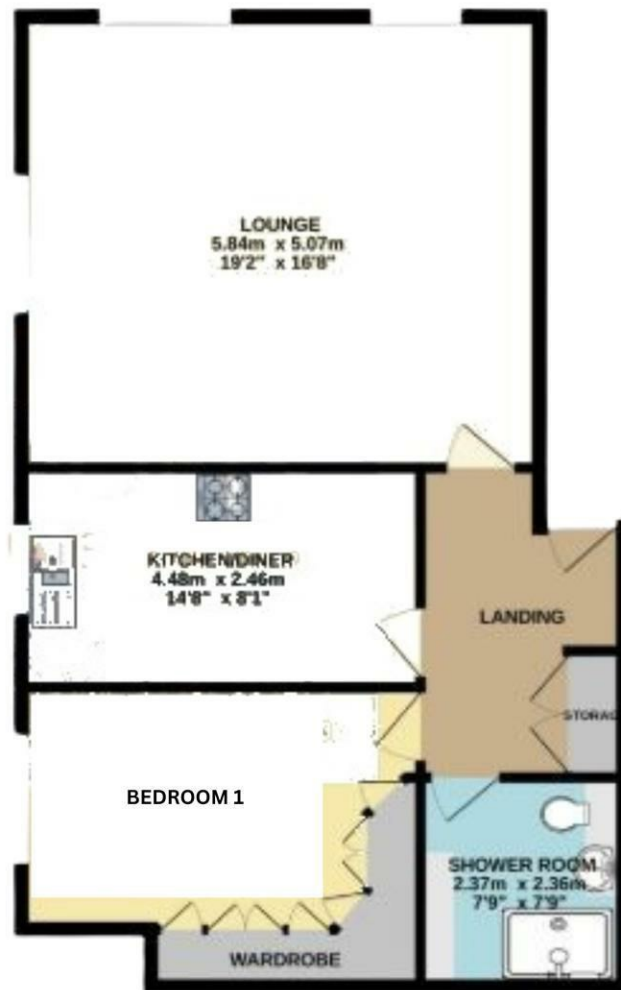
EPC -

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



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