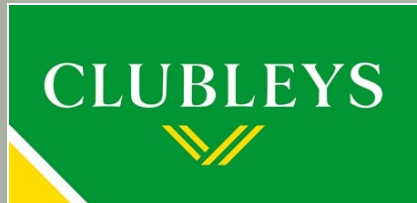


CLUBLEYS

zoopla



Tenure: Leasehold
East Riding of Yorkshire
Band: B

clubleys.com

THE ACCMODATION COMPRISES

ENTRANCE HALL

Recessed shelved cupboard, intercom with entry phone and care line, ceiling coving.

SITTING ROOM

6.95m x 3.20m (22'9" x 10'5")

Ceiling coving, french doors to Juliet balcony, TV aerial point, telephone point, electric heater, double doors to kitchen.

KITCHEN

2.15m x 2.32m (7'0" x 7'7")

Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit with drainer, electric hob with extractor over, eye level oven, integrated fridge, integrated freezer, ceiling coving, wall mounted heater, part tiled walls, linoleum flooring.

BEDROOM

5.29m x 2.76m (17'4" x 9'0")

Ceiling coving, electric heater, fitted wardrobes.

BATHROOM

Three piece white suite comprising low flush WC, panelled bath with shower over, wash hand basin set in vanity unit, fully tiled walls, extractor fan.

KEY FEATURES

House Manager
24 Hour Careline
Security Entrance System
Intruder/Smoke Alarm
Residents Lounge
Guest Suite
Fitted Kitchen
Lift Laundry

OUTSIDE

The property is situated with views over the gardens. To the front of the complex is a residents car park with main entrance door having entry phone providing access to internal communal gardens. The communal gardens are beautifully maintained with various seating areas.

DETAILS OF LEASE

Management Company - First Port Retirement
Property Services

ADDITIONAL INFORMATION

The current Vendor has advised us of the following charges:

Estates and Management Ltd: Ground Rent £425.00 per annum (subject to change and confirmation with solicitors)

First Port Management: Maintenance charge £3186.00 per annum (subject to change and confirmation with solicitors)

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

