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grays



Apartment 3 Swanland Hall, Tranby Lane, Swanland, HU14

£215,000





# Apartment 3 Swanland Hall

Swanland, HU14 3NW

- GROUND FLOOR APARTMENT
- COMMUNAL PARKING
- LARGE RECEPTION SPACES
- APPROACHING 1500 SQUARE FEET
- SERVICE CHARGE INCENTIVE
- GATED ENVIRONMENT
- COMMUNAL POOL FACILITIES
- 2 BEDROOMS
- PRIVATE GARDENS THROUGHOUT
- NO ONWARD CHAIN

\*\*\*SERVICE CHARGE CONTRIBUTION INCENTIVE\*\*\*

COMPETITIVELY PRICED APARTMENT SUITABLE FOR DOWNSIZERS AND APPLICANTS LOOKING FOR A LOW MAINTENANCE LIFESTYLE HOME.

Delightful two bedroom apartment available within this sympathetically restored Grade II listed Georgian residence.

The accommodation for sale consists of a versatile two bedroom ground floor apartment in the original building providing spacious accommodation throughout retaining a wealth of period features.

Swanland Hall is located off the highly desirable Tranby Lane area of Swanland village occupying gated and secure walled grounds with extensive laid to lawn private gardens with an abundance of features and character provided by the terraced landscaped gardens.

Accommodation is accessed from the reception hallway with the ground floor apartment comprising: Entrance Hall, excellently proportioned dual aspect Lounge and Dining Room with an abundance of natural light through Georgian fret style windows, an inner hallway provides access through to the Master Suite comprising Bedroom and En-suite Bathroom, a traditional style Kitchen, Bedroom 2 with Shower Area is accessed from an inner Hallway, Utility Room, Garden Room and Cloakroom W.C.

Within Swanland Hall itself the luxurious communal facilities include a dedicated heated swimming pool, changing facilities and relaxing areas.



£215,000



## COMMUNAL ENTRANCE HALL

The apartment is one of eight bespoke apartments forming part of the Swanland Hall conversion. Apartments with access from the main hall enjoy opulent surroundings throughout with an abundance of traditional features evident from a decorative wall panelling to a chandelier light point and ceiling roses, a winding hardwood staircase leads up to the first floor level with decorative spindles and banister.

## ENTRANCE HALLWAY

The apartment has its own private entrance hallway providing access to the living space over the single floor level.

## RECEPTION LOUNGE/DINING AREA

17'10" x 25'5" (5.44m x 7.75m)  
A bright and spacious open plan room of elegant proportions with a number of unique and appealing traditional features. Complete with open aspect views over the Hall grounds via full height bay windows with original and decorative panelling to frame, decorative coving and dado rail, deep skirting and ceiling roses with large height ceilings. The central focus point to the room is provided by an oversized ornate mantelpiece with inset traditional style gas fire and surround, radiator, decorative light points, TV aerial point.

## KITCHEN

12'0" x 12'0" (3.66m x 3.66m)  
Traditionally styled throughout in a limed oak effect finish. Appointed with a range of fitted units, one and a half sink and drainer, integrated oven, four ring gas hob and concealed extractor hood, window to rear elevation and access to inner hallway also. Wall mounted combination boiler.

## PRINCIPAL BEDROOM

9'10" x 11'6" (3.00m x 3.53m)  
Access from the inner hallway, a principal suite of generous size which is felt further by the large ceiling heights, with windows to side elevation in keeping with the rest of the Grade II listed building, a selection of smartly presented bedroom furniture of quality appeal to include a range of fitted wardrobes to a dedicated dressing area, ceiling coving, ceiling rose, decorative light points, wall mounted light points, radiator, TV aerial point, leads to:

## ENSUITE BATHROOM

16'11" x 5'6" (5.18m x 1.70m)  
With fret style windows to the side and rear elevations. A tiled inset bath with feature over sized decorative tap and showerhead fitment, half tiling to splashback areas with feature border and contrasting floor tile, double shower unit with full tiling to splashback areas and white shower tray complete with glazed screening, low flush style W.C., pedestal wash hand basin and bidet.

## SEPARATE W.C.

With low flush w.c.

## INNER HALLWAY

Provides access to the rear communal patio terrace and further ground floor living space.

## BEDROOM 2

16'11" x 5'6" approx (5.18m x 1.70m approx)  
With two windows to the side elevation, vanity wash hand basin and self contained shower cubicle to corner.

## UTILITY ROOM

A versatile space with fitted wall and base units for storage with inset sink and drainer. Space for washing machine and further white goods.



#### **GARDEN ROOM**

21'1" x 6'7" approx (6.45m x 2.01m approx)

A second reception space offering a wealth of potential with double doors opening to terraced area. Pleasant outlook and good levels of natural daylight.

#### **OUTSIDE**

Swanland Hall itself remains set within a peaceful and tranquil woodland parkland setting with wall boundaries to the majority of perimeters providing a great deal of privacy and seclusion synonymous with the development and truly embodies lifestyle location and luxury throughout, access is gained via an electrically operated remote controlled entrance gates with intercom access link to the individual apartments.

A central fountain provides a decorative feature to the frontage of Swanland Hall with a double fronted gravel driveway.

All residents enjoy access to the extensive grounds with a selection of laid to lawn grass areas and feature planters and borders, the gardens provide the ideal balance for hard landscaped seating areas with the benefit of both secluded cloister seating areas and more expansive lawn sections. Lighting is provided to various areas within the gardens providing an additional feature. To the side and rear gardens an ornamental centre piece fountain with a number of walkways providing seclusion and privacy when and where required.

#### **POOL AREA**

A fully operational heated swimming pool is provided to ground floor level with additional relaxing areas provided also, there are changing room facilities at basement level. The maintenance and upkeep of this luxury facility is provided by a monthly maintenance charge by the Swanland Hall Management Company Ltd.

#### **AGENTS NOTE**

This property falls under council tax band D as categorised by the valuation office agency, however all information should be clarified by individual applicants. The monthly service charge payable is £600 pcm. A service charge contribution is available as part of the sale negotiations based upon an asking price offer.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### **TENURE**

We understand the Tenure of the property to be Leasehold with part ownership of the Freehold with Vacant Possession on Completion. Lease length is 999 years from April 1995.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



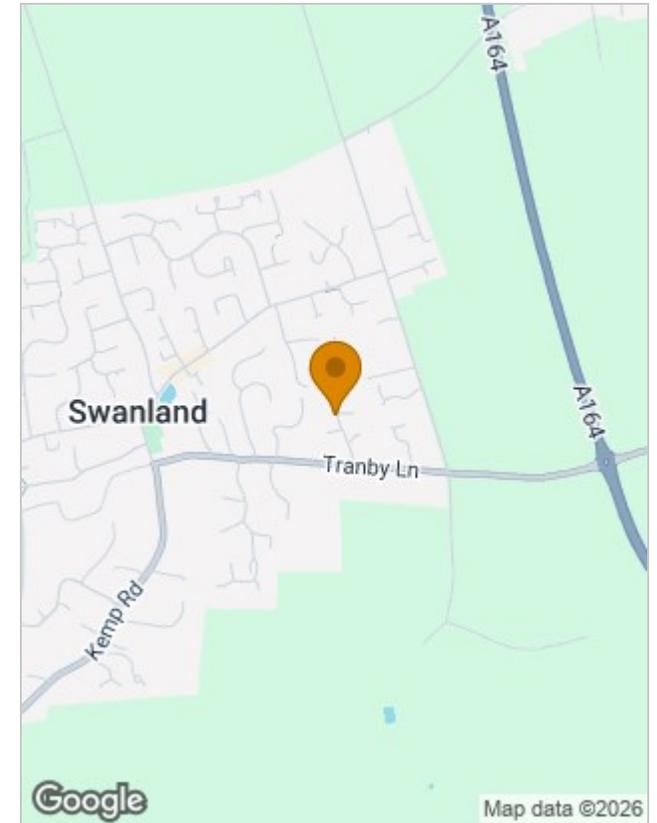
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

