



*30 Stapleton Court, Waller Grove, Swanland, East Yorkshire, HU14 3RW*

📍 Superb First Floor Apartment

📍 Stunning Gated Development

📍 Exclusive to the Over 55's

📍 Council Tax Band = D

📍 South Facing Balcony

📍 High End Specification

📍 Designated Parking

📍 Leasehold / EPC = B

£299,950

## INTRODUCTION

Occupying a prime position in this exclusive development is this stunning 2 bedroom first floor apartment with south facing balcony. Stapleton Court is a very special development of luxury apartments exclusively designed for the over 55's by McCarthy and Stone and affords an enviable lifestyle including independence of living, ideal as a "lock up and leave" home and with the benefit of some fabulous communal spaces both inside and out. The development is located along the prestigious Tranby Lane, close to the heart of the village with easy pedestrian access available through Waller Grove to the duck pond.

The apartment itself provides beautifully presented and spacious accommodation of an extremely high specification which comprises a wide entrance hall with a large utility cupboard off, two double bedrooms both with "walk in" wardrobes and the main with a stylish en-suite shower room. There is also a separate shower room opposite bedroom 2. The living space incorporates a fabulous living room with double doors opening out to the balcony and there is an open plan kitchen featuring sleek contemporary units with a host of high end appliances. The property also has a high insulation factor and benefits from uPVC double glazing and electric heating. There is also a security alarm installed. The development enjoys beautiful landscaped gardens and the apartment has a designated parking position within the gated courtyard.

## LOCATION

Stapleton Court enjoys an enviable leafy setting in the beautiful East Yorkshire village of Swanland. The village benefits from its own range of amenities as well as being in easy reach of larger towns and cities such as Beverley and Hull. The development itself has a pedestrian access directly to the centre of the village and the picturesque pond. The village is surrounded by open countryside and offers all the amenities you need on a daily basis, including a convenience store, post office, chemist and a public house with traditional pub fare.

Larger supermarkets can be found in the nearby villages of North Ferriby and Willerby. If you enjoy the outdoors, Swanland Lawn Tennis and Bowls club are located next to the village pond. There are also excellent golf facilities in the area. The village enjoys easy access to a wide range of amenities in the surrounding towns and cities. The A63 is located two miles away linking the village to Hull and the M62. The Humber Bridge provides access to the south bank and beyond.

## ACCOMMODATION

Whilst entry to the development can be accessed via the main entrance reception with secure video door entry, there is also a more conveniently placed entrance from the car park to the rear which is fob controlled. This communal hallway allows access to the staircase and lift leading up to the apartments private entrance door.

## ENTRANCE HALLWAY

An impressive spacious hallway with large utility cupboard situated off which houses the Vent Axia air circulation system unit, Gledhill water heater and plumbing for automatic washing machine.



## LIVING ROOM

16'0" x 14'8" approx (4.88m x 4.47m approx)

A simply stunning space with French doors opening out to the south facing balcony with space for a table and chairs.



## BALCONY



## KITCHEN

10'0" x 9'10" approx (3.05m x 3.00m approx)

In an open plan style the kitchen features an extensive range of sleek contemporary units with granite work surfaces. There is an undercounter sink with mixer tap, integrated Neff oven, combination microwave, hob, extractor hood and fridge/freezer. There is tiled flooring.



## BEDROOM 1

11'8" x 9'10" approx (3.56m x 3.00m approx)

With window to the south elevation. There is a very useful "walk in" wardrobe fitted with hanging and shelving facilities.



## EN-SUITE SHOWER ROOM

Stylishly presented and comprising a concealed flush W.C. and wash hand basin in fitted furniture with lit mirror above, large shower enclosure with rain head and hand held shower system, tiled surround, tiled flooring, heated towel rail and wall mounted fan heater.



## BEDROOM 2

14'8" x 9'4" approx (4.47m x 2.84m approx)

Window to the south elevation. A "walk in" wardrobe with fitted hanging and shelving facilities.



## SHOWER ROOM

A stylishly presented room with fitted furniture housing the wash hand basin with lit mirror above and W.C.. There is a large shower enclosure, tiled surround and tiled flooring, heated towel rail and wall mounted fan heater.



## OWNERS LOUNGE

This elegant lounge is the vibrant hub of the development where friends and neighbours can enjoy spending time together. The welcoming and comfortable space is ideal for catching up and enjoying a chat. There are lots of quiet spots too if you want read a good book.

## COMMUNAL GROUNDS

The property enjoys beautiful communal grounds with plenty of greenery and places to enjoy.



## TENURE

Leasehold - The lease is 999 years dated from June 2018.

Ground Rent - Half yearly ground rent in advance £247.50. This is fixed for 15 years from the start of the lease.

## SERVICE CHARGE

2 bedroom monthly payment is £315.55 in 2025/26,

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

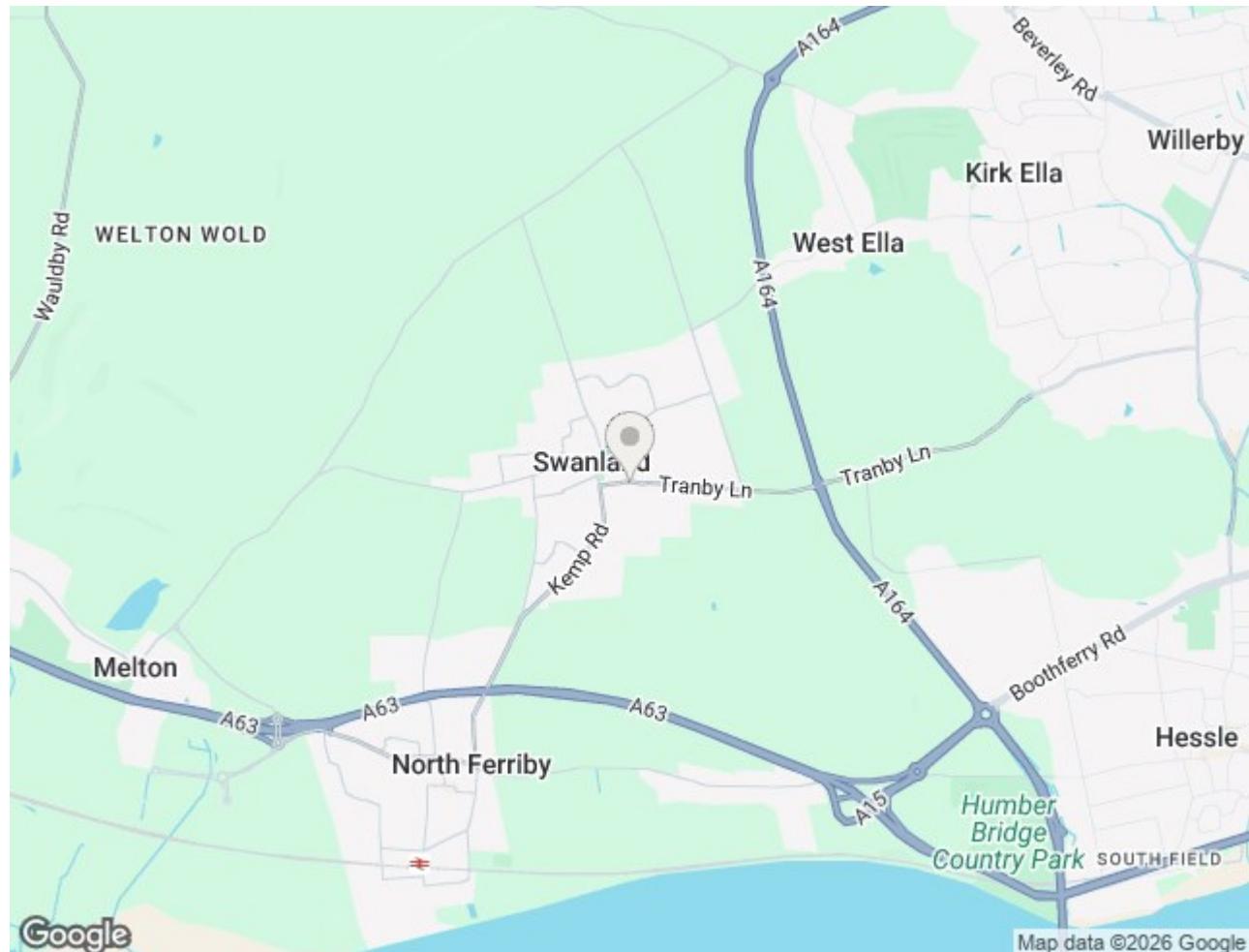
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) 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 (iii) no person in the employment of Matthew Limb Estate Agents 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.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

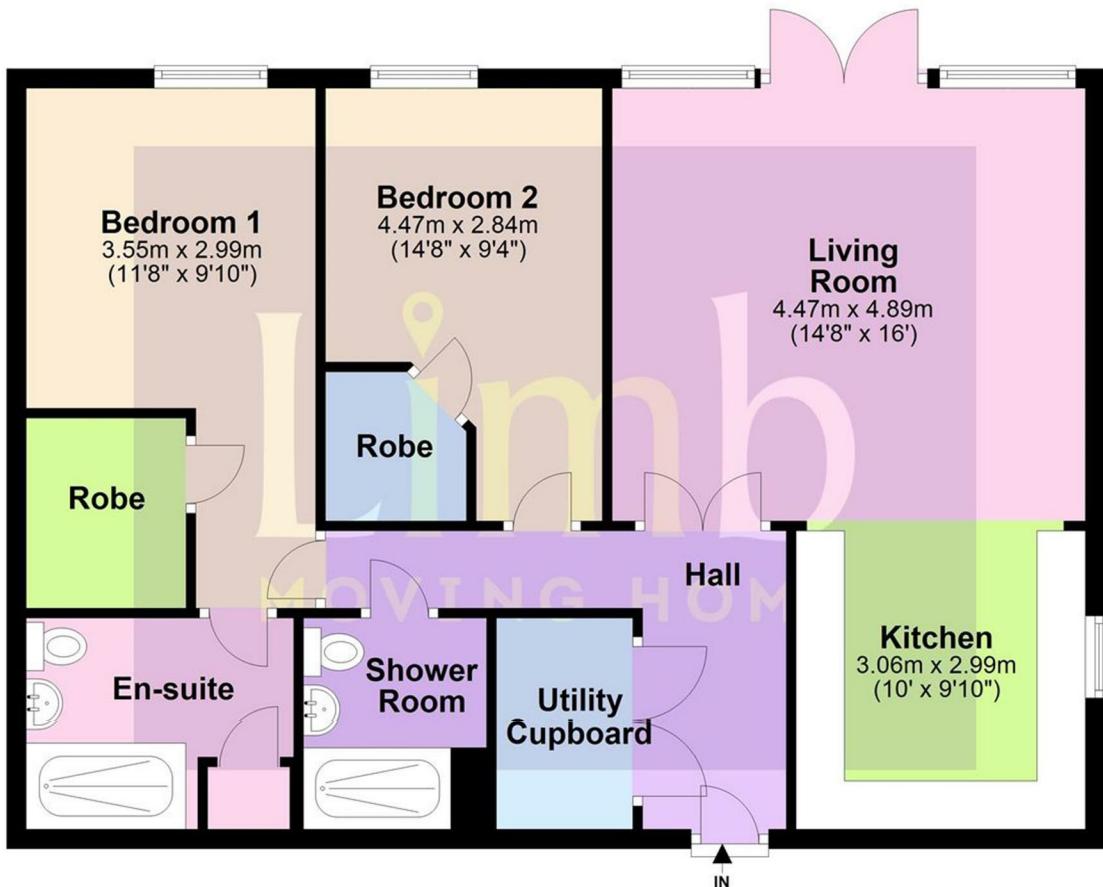
## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



## Apartment

Approx. 83.4 sq. metres (897.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	