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Matthew
Limb
MOVING HOME



McCarthy & Stone

The UK's leading retirement housebuilder

Fairway View, Elloughton Road, Brough, Yorkshire, HU15 1AE

- 📍 Convenient Location
- 📍 24 Hour Emergency Call
- 📍 System
- 📍 Low Maintenance Apartment
- 📍 Camera Door Entry System
- 📍 Home Owners Lounge
- 📍 Private Parking
- Guest Suite
- Lift to all Floors

Prices From £229,999

Features of the apartments include spacious living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, ceramic hob and fridge/freezer. Enjoy the luxury of walk-in wardrobes and a modern shower room. Selected apartments enjoy an outdoor patio, walk-out or Juliet balcony. The well-maintained grounds include landscaped gardens, a seated patio area and a private car park (subject to availability and at additional charge).

The apartments are designed to be energy efficient with double glazing, insulation and electric heating throughout. The telephone, TV and Sky connection points are fitted ready for you from the day you move in.

Every apartment comes with a two-year warranty for most aspects of the construction, backed up by the assurance of an NHBC guarantee which covers major structural defects for a further 8 years.

THERE IS PLENTY ON YOUR DOORSTEP IN BROUGH

The traditional East Yorkshire town of Brough has all the facilities you need to enjoy for a full and active retirement. In a convenient location, Fairway View allows easy access to all that is available.

As well as a large supermarket and a variety of independent shops and retailers, the town centre also offers a selection of pubs and cafes, a Medical Centre, banks and a Post Office.

If you enjoy the outdoors, there are excellent golf facilities in the area and walks that take you through a stunning web of footpaths, bridal paths and byways.

The Petuaria Community Centre houses the Brough library and also offers classes for older adults including keep-fit, Pilates and Yoga.

Good access links both by road and rail ensure your family are always close by. The town is served by Brough railway station on the Hull to Selby and Doncaster railway line. The local bus service provides direct access to Hull. The town lies 1 mile south of the main A63 to the M62 motorway.

FINANCIAL INCENTIVES

- Contributions to the cost of Estate Agents fees if you have a property to sell.
 - Contribution to your legal fees.
 - Arranging of a removal company to carry out a full packing service, completely free of charge.
 - Contribution towards a handyman when you move in
- (Further details and terms and conditions upon request)

ONGOING COSTS

McCarthy & Stone Management Service Ltd will manage Fairway View. The estimated service charge and ground rent is £51.13 per week. This includes items such as buildings and grounds upkeep, House Manager staff costs, 24-hour emergency monitoring service, comprehensive building insurance. Further details upon request.

TENURE

Leasehold

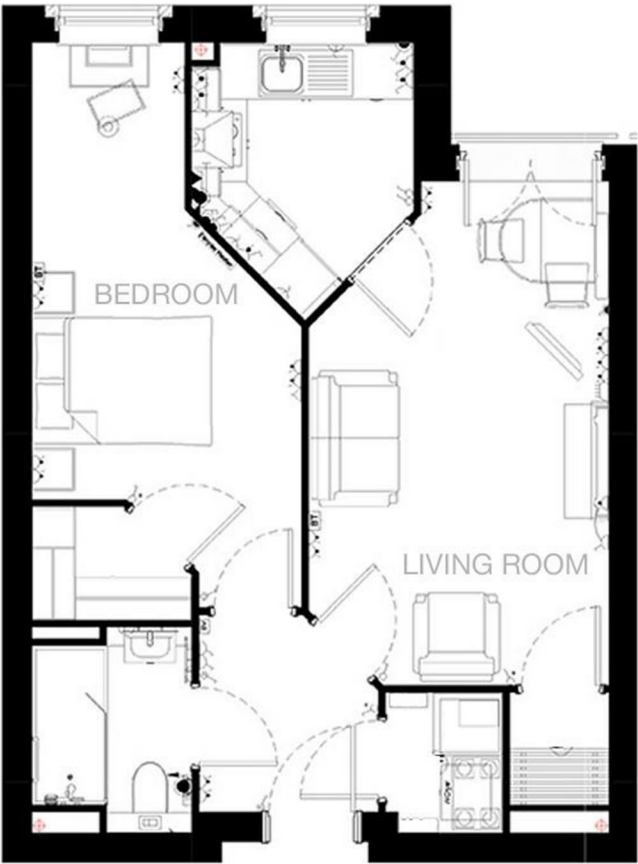
PHOTOGRAPHY/IMAGES

The photographs used are for promotional and guidance purposes only and are of other completed developments or computer generated images. They are supplied to provide an indication of the finish and specification of the development, however we would advise a potential purchaser to refer to the detailed brochure or seek clarification on any matter that is of particular importance.

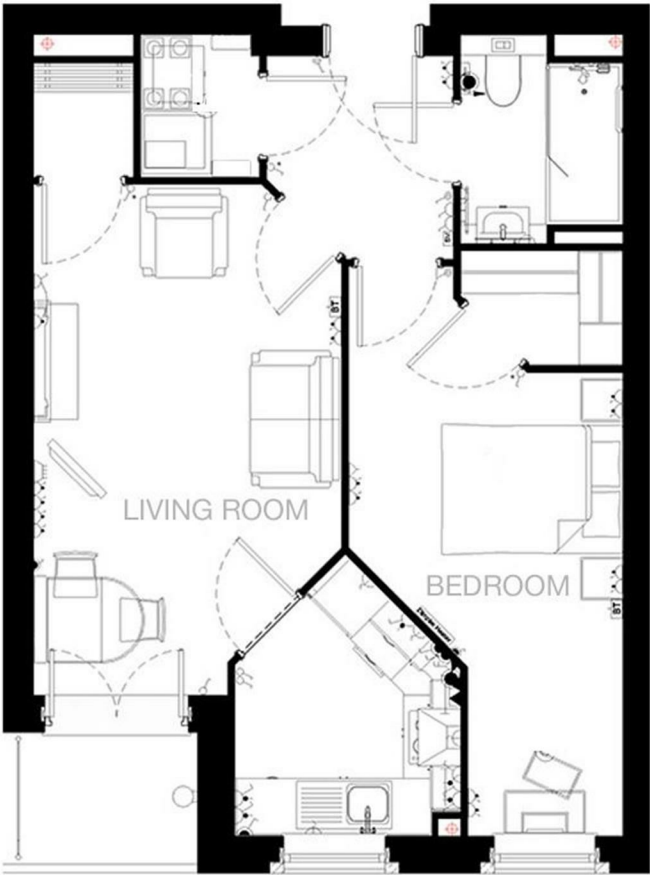
VIEWING

By appointment through the agent. Brough Office 01482 669982.

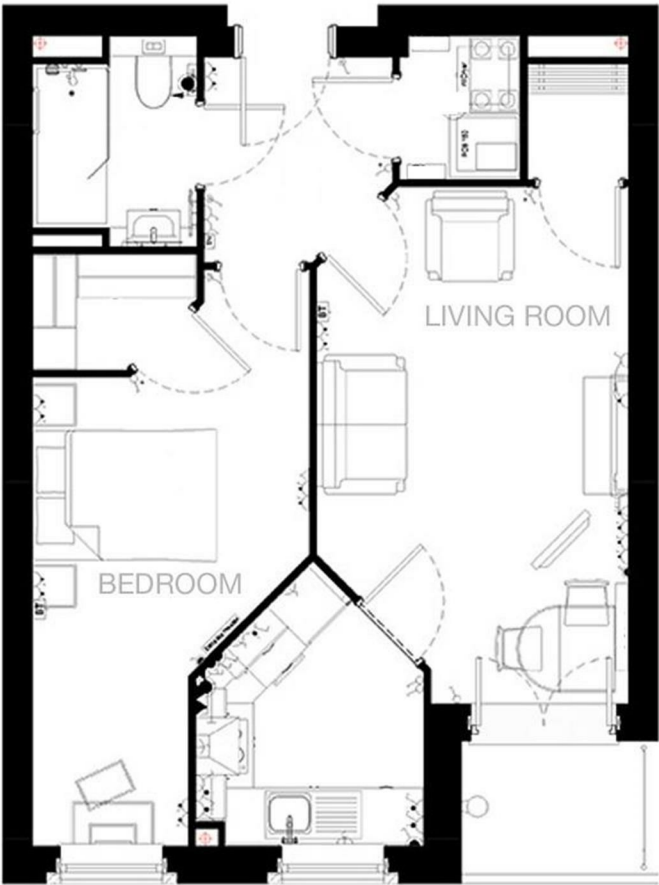




AREA : 520 SQ. FT 48.3 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	10'-6" max x 17'-7" max	3200 max x 5370 max
	Kitchen	7'-9" max x 9'-9" max	2375 max x 2965 max
	Shower room	5'-7" max x 7'-3" max	1710 max x 2200 max
	Bedroom	9'-5" max x 16'-0" max	2880 max x 4875 max



AREA : 523 SQ. FT 48.6 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	10'-8" max x 17'-7" max	3240 max x 5370 max
	Kitchen	7'-9" max x 9'-9" max	2375 max x 2965 max
	Shower room	5'-7" max x 7'-3" max	1710 max x 2200 max
	Bedroom	9'-6" max x 16'-0" max	2885 max x 4880 max




AREA : 523 SQ. FT 48.6 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	10'-8" max x 17'-7" max	3240 max x 5370 max
	Kitchen	7'-10" max x 9'-9" max	2375 max x 2965 max
	Shower room	5'-7" max x 7'-3" max	1710 max x 2200 max
	Bedroom	9'-5" max x 16'-0" max	2875 max x 4880 max



AREA : 586 SQ. FT 54.5 SQ. M <small>Measured to finished plasterboard faces disregarding inner walls.</small>	Living	10'-8" max x 18'-10" max	3260 max x 5730 max
	Kitchen	7'-3" max x 7'-10" max	2200 max x 2400 max
	Shower room	7'-3" max x 5'-7" max	2200 max x 1710 max
	Bedroom	9'-5" max x 12'-10" max	2875 max x 3905 max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) 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	