

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



26 Ella Court, Kirk Ella, East Yorkshire, HU10 7GA

- 📍 First Floor Apartment
- 📍 Attractively Presented
- 📍 Spacious Lounge
- 📍 Council Tax Band = C

- 📍 Over 60's Development
- 📍 Communal Facilities
- 📍 Fitted Bedroom
- 📍 Leasehold/EPC = B

£75,000

INTRODUCTION

This very well presented first floor apartment forms part of this popular and convenient complex specifically designed for the over 60's. Built originally by McCarthy & Stone who specialise in providing safe and secure communities for the over 60's, the complex combines independence with "peace of mind" providing a house manager during daytime hours and a 24 hour careline. The development is situated off Redland Drive close to Willerby Square and a variety of amenities. This attractive apartment was formerly a show apartment and the accommodation comprises its own private entrance hall, large lounge with feature fireplace and views across the garden, fitted kitchen, double bedroom with fitted wardrobes and a shower room. The accommodation has uPVC framed double glazing and electric heating. The first floor can be accessed either via a stairwell or a lift.

Communal facilities include a residential lounge and kitchen, guest suite, laundry and mature gardens.

LOCATION

Ella Court is situated off Redland Drive which leads directly off Beverley Road in Kirk Ella. Kirk Ella is one of the area's most desirable locations, situated to the west side of Hull. Willerby, Anlaby and Kirk Ella offer an excellent range of shops and amenities including nearby Willerby Square which lies a short distance away. Convenient access is available to Hull, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Ella Court is accessed through a communal, yet security controlled, entrance way, with intercom system and a staircase or lift takes you up to the first floor landing. A private residential entrance door to the apartment opens to the entrance hall.

ENTRANCE HALL

Having a very useful deep storage cupboard situated off with recently installed water tank.

LIVING ROOM

19'8" x 10'7" approx (5.99m x 3.23m approx)

With feature fire surround housing an electric fire. Double doors open from the kitchen. Window to front elevation.



KITCHEN

7'6" x 7'6" approx (2.29m x 2.29m approx)

Of an irregular shape having a selection of fitted base and wall units with rolltop work surfaces, sink and drainer, tiled splashbacks, integrated oven, four ring hob with filter hood above. Space for appliances. Window to front elevation.



BEDROOM

17'0" x 9'0" approx (5.18m x 2.74m approx)

With fitted wardrobes and window to front elevation.



SHOWER ROOM

With suite comprising a shower enclosure, vanity with wash hand basin, low flush W.C., tiling to walls.



OUTSIDE

Ella Court stands in an established position tucked away just off Redland Drive close to its junction with Beverley Road. Gardens are mainly lawned and provide areas of interest, places to sit and attractive well stocked borders.

COMMUNAL FACILITIES

The communal facilities also include a kitchen with tea and coffee making facilities, laundry, guest suite which is available to book, residents sitting room and communal gardens.



TENURE

Leasehold. The lease is believed to be held on a 125 year lease which commenced in 2003.

GROUND RENT

Ground rent is charged on a six monthly basis at £182.50 every six months.

SERVICE CHARGE

Service charge is currently £166.29 per calendar month (based on charges as at September 2023). This charge includes buildings insurance, contents insurance for the communal areas, laundry facilities, general overall maintenance and decoration of the building, communal garden maintenance, water and sewerage rates, window cleaning, door entry system, 24 hour careline emergency system and the services of the house manager.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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

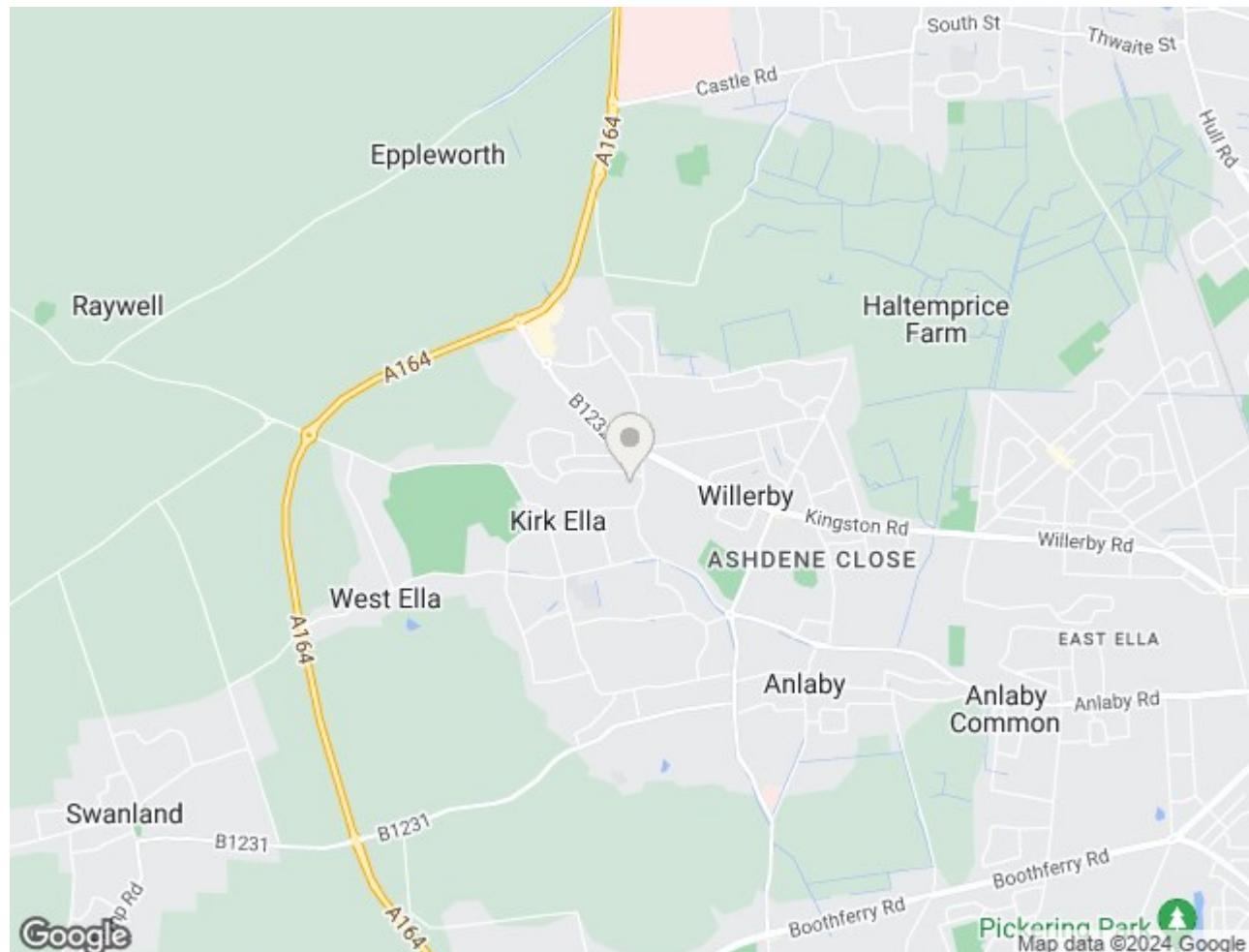
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

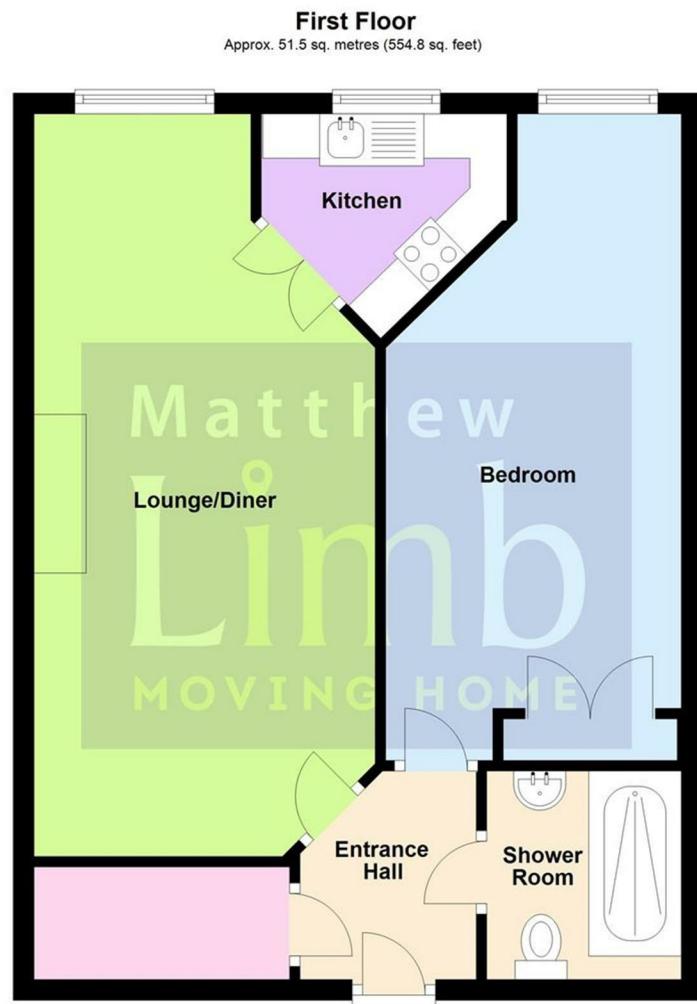
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 51.5 sq. metres (554.8 sq. feet)

