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Matthew
Limb
MOVING HOME



27 Millias Close, Brough, East Yorkshire, HU15 1GP

- 📍 Stunning Apartment
- 📍 Lounge With Bay Window
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Bathroom & En-Suite
- 📍 Designated Parking
- 📍 No Onward Chain!
- 📍 Leasehold / EPC = C

£125,000

INTRODUCTION

This stunning two bedroomed apartment provides immaculately presented accommodation and early viewing is strongly recommended. The spacious apartment is located upon the second floor of an attractive apartment complex within the popular residential village of Brough. The accommodation has central heating with a 'HIVE' system and briefly comprises an entrance hall, large living room with beautiful bay window, fitted kitchen, two double bedrooms with fitted wardrobes and en-suite shower room to bedroom one. There is also a separate bathroom.

There is designated parking within a rear courtyard.

LOCATION

Millias Close forms part of a popular residential development with access from either Ruskin Way or Constable Way. Brough is a growing community and provides a good range of local shops including Morrisons, Lidl and Sainsbury's local supermarket, post office, general amenities and a nearby primary school. Secondary schooling is located at South Hunsley school. This developing village lies approximately 10 minutes to the west of Hull and is ideally placed for commuting with easy access to the A63 leading into Hull city centre to the east and the national motorway network to the west. Brough has its own mainline railway station.

ACCOMMODATION

An intercom entry system provides access to the communal hallway. A staircase leads up to the second floor landing and a private residential door opens to:

ENTRANCE HALL

A spacious hallway with storage cupboard off.

LOUNGE

14'7" x 12'2" approx (4.45m x 3.71m approx)

With beautiful deep bay window to front elevation.



KITCHEN

10'2" x 8'0" approx (3.10m x 2.44m approx)

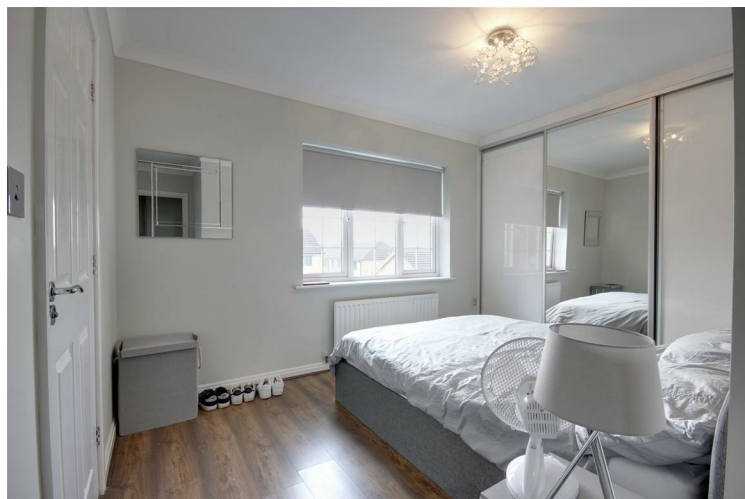
Having a range of modern fitted base and wall units with laminate worksurface incorporating a sink and drainer, integrated oven, hob with hood above, fridge/freezer, washer dryer and plumbing for a dishwasher.



BEDROOM 1

13'5" x 9'0" approx (4.09m x 2.74m approx)

Measurements up to fitted modern wardrobes. Window to rear.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled surround, heated towel rail.



BEDROOM 2

10'7" x 10'0" approx (3.23m x 3.05m approx)
Window to front elevation.



BATHROOM

With panel bath, wash hand basin and low flush W.C. Tiled surround and heated towel rail.



OUTSIDE

The apartment complex has shrubbed gardens surrounding it and there is a courtyard to the rear where the property has a designated parking space.

TENURE

Leasehold.

999 year lease from 1st January 2005.

Maintenance charge: £1,200 per annum which includes: weekly cleaning of communal areas, window cleaning, gardening, painting and building insurance.

Ground rent charges: £135 per annum.

COUNCIL TAX BAND

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




Floor Plan

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	