



## 21 Briar Lane Grimsby, North East Lincolnshire DN33 3LS

Situated on the very popular SPRINGFIELD PARK for the over 55's is this spacious TWO BEDROOM FIRST FLOOR APARTMENT WHICH HAS VIEWS TO THE REAR OVER OPEN COUNTRYSIDE. The accommodation includes personal ground floor entrance door with stair lift leading up to the first floor, large lounge, kitchen, inner hallway with two bedrooms both with fitted wardrobes and one having a dressing area, shower room/wc. Gas central heating system. Double glazing. Well kept communal gardens with outside seating areas and community room which includes a programme of entertainment for the residences. Site support system (not 24 hours). Competitively priced for a quick sale. THIS IS A REAR VIEW PHOTOGRAPH AND ONLY PART OF THIS BUILDING IS BEING SOLD.

**Offers Invited £99,950**

- OVER 55's RETIREMENT COMPLEX
- LOVELY COMMUNAL GROUNDS & COMMUNITY ROOM
- LARGE LOUNGE
- KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- VIEWS OVER OPEN COUNTRYSIDE TO THE REAR
- NO FORWARD CHAIN



## FRONT ELEVATION PHOTOGRAPH

No 21 is located in the corner of this courtyard.



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR ENTRANCE

Approached via a double glazed entrance door with staircase and stair lift leading up to the first floor.

### FIRST FLOOR

#### SMALL LANDING

With a double glazed window and radiator.

#### LOUNGE

22'0" x 14'0" (6.73 x 4.28)

This exceptionally spacious lounge has a double glazed window with views towards open fields to the rear. Two radiators, coving to ceiling and the focal point of this room is the fire surround inset with a gas fire.



#### LOUNGE



## PHOTOGRAPH FROM THE LOUNGE



## KITCHEN

9'8" x 7'9" (2.95 x 2.37)

Fitted with a range of modern base and wall cupboards with space for a slot in cooker, the contrasting work surfaces are inset with a stainless steel sink unit and has space beneath for white goods which are included in the sale. Half tiled walls, tiled floor and radiator. The wall Worcester gas fired boiler. Double glazed window.



## INN HALL

Coving to ceiling and useful built in cupboards.

## BEDROOM 1

9'8" x 10'11" (2.97 x 3.34)

Double glazed window, radiator and a floor to ceiling built in range of wardrobes including two matching bedside cabinets. Coving to ceiling.



## BEDROOM 1



**BEDROOM 2**

8'4" x 11'1" (2.56 x 3.40)

Newly decorated with a newly fitted carpets and includes a double glazed window, radiator and coving to ceiling. Small fold down table. Open access leadings into the:-



**BEDROOM 2**



**DRESSING AREA**

5'9" x 4'8" (1.76 x 1.44)

Again newly decorated with a newly fitted carpet is deal for a dressing area which has a double glazed window and coving to ceiling.



### **SHOWER ROOM**

11'3" x 6'0" (3.45 x 1.83)

Fitted with a walk in shower area which has Aqua boarding, a glass screen to the front and a fold down chair plus a pedestal wash hand basin and a low flush wc. The remainder of the walls are half tiled. Radiator, double glazed window and coving to ceiling.



### **SHOWER ROOM**

#### **OUTSIDE**

As previously mentioned the property has well cared for communal gardens which includes a raised pond and numerous seating areas.



### **COMMUNAL MEETING ROOM**

This meeting room has the facilities to arrange private parties together organised entertainment such as bingo, coffee mornings etc. There is a communal laundry room with an outside drying area, together with a guest bedroom for relatives.



### **COMMUNAL CAR PARKING**

There is a communal parking area for residents and visitors.

### **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold for a period of 99 years from 15th January 1991 with an annual ground rent of £74.99 and in addition there is a month service charge of £94 per month, this figure is reviewed on an annual basis and includes gardening, building insurance, use of the communal meeting room and running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

EPC -

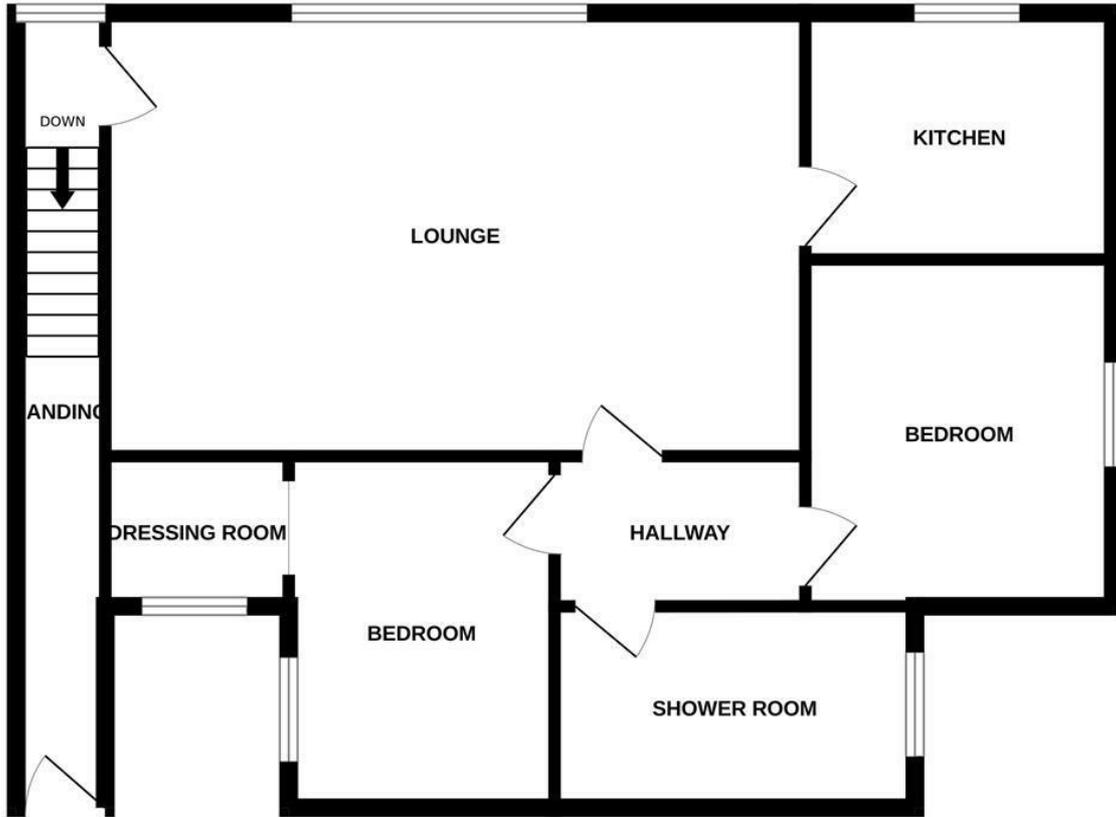
**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 and floor plans provided are approximate and for guidance purposes only. 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. 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. No person in the firm's employment 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.