



15 Briar Lane

Scartho, Grimsby, North East Lincolnshire DN33 3LS

We are delighted to offer for sale the opportunity to purchase this over 55's ONE BEDROOM FIRST FLOOR APARTMENT Situated on the very popular SPRINGFIELD PARK 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 diner, kitchen diner, inner hallway with one bedroom having fitted wardrobes and 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.

Chain Free £79,995

- OVER 55's RETIREMENT COMPLEX
- LOVELY COMMUNAL GROUNDS & COMMUNITY ROOM
- ONE BEDROOM FIRST FLOOR APARTMENT
- KITCHEN DINER
- LOUNGE DINER
- SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- OPEN FIELD VIEWS
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Access to the property is via a glazed wooden door with intercom system.

HALLWAY

Having carpeted flooring with carpeted stairs leading to the first floor and a stair lift fitted.

INNER HALLWAY

The inner hallway has carpeted flooring with coving to the ceiling, radiator and large cloaks cupboard. Loft access to the ceiling with a pull down ladder and partial boarding.



INNER HALLWAY



KITCHEN DINER

14'4" x 7'4" (4.37 x 2.26)

The kitchen benefits from a range of beech wall and base units with contrasting worksurfaces and tiled splashbacks and incorporates a stainless steel sink and drainer, ceramic hob, automatic washing machine, dishwasher and freestanding fridge freezer. Finished with coving to the ceiling, vinyl flooring, radiator, wall mounted boiler and a uPVC double glazed window enjoys views over open fields.



KITCHEN DINER



KITCHEN DINER



LOUNGE DINER

18'2" x 15'8" (5.55 x 4.78)

The great sized lounge has ample space for a three piece suite and dining area and is finished with coving to the ceiling, carpeted flooring, radiator, feature fireplace with white wood surround marble hearth and back and gas fire fitted and uPVC double glazed window to the front aspect.



LOUNGE DINER



LOUNGE DINER



Lounge Diner



BEDROOM

12'4" x 11'3" (3.78 x 3.45)

The double bedroom is the rear of the property with a uPVC double glazed window enjoys views over open fields. Having coving to the ceiling, carpeted flooring, radiator and two built in wardrobes.



BEDROOM



SHOWER ROOM

7'10" x 6'9" (2.39 x 2.08)

The shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screens, pedestal hand wash basin and low flush wc. finished with part tiling to the walls, vinyl flooring, radiator and extractor fan. Ample space for a tumble dryer.



BEDROOM VIEWS



COMMUNAL GARDENS



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 £82 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

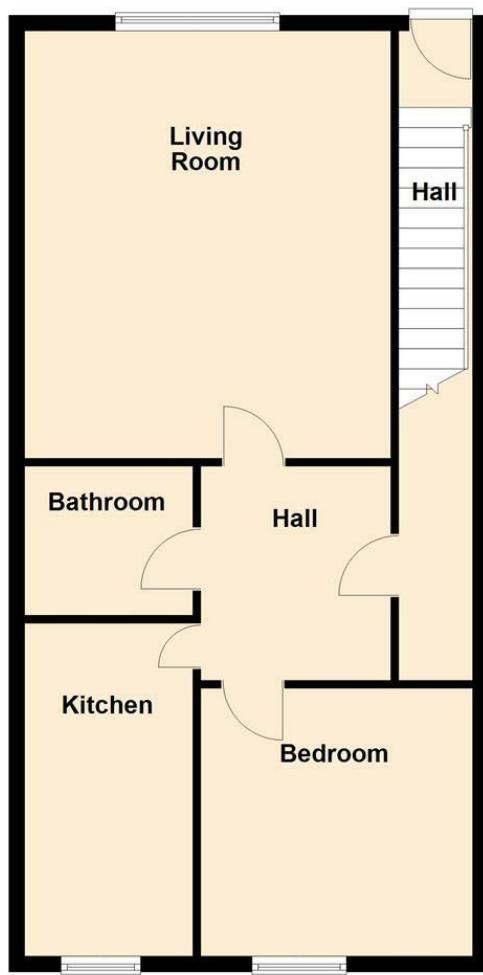
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

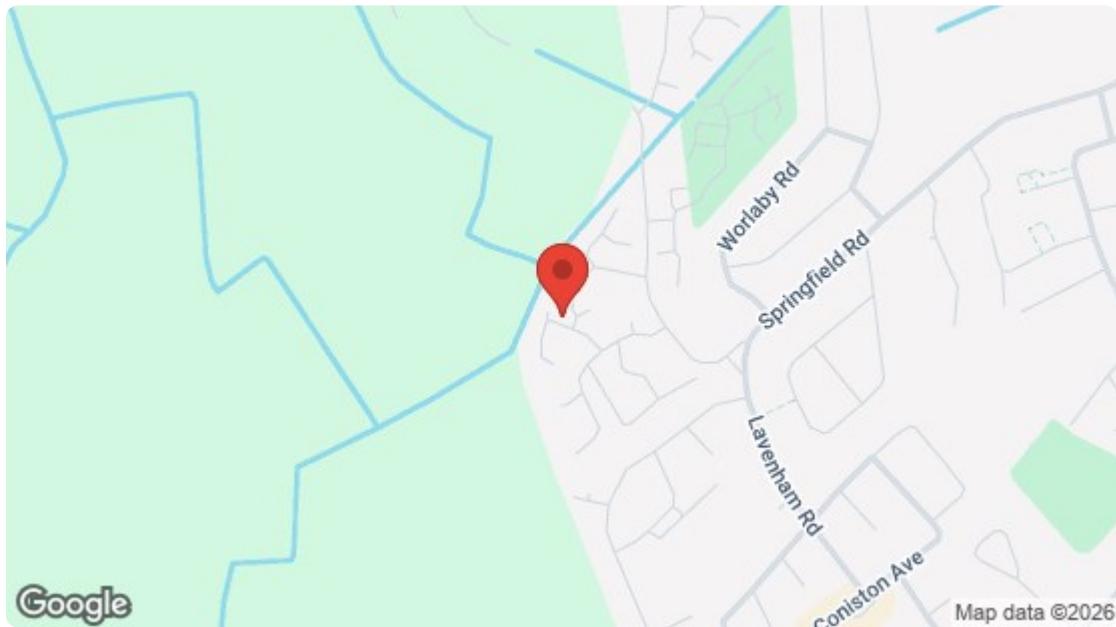
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)



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 (CO ₂) 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	

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 firms 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.