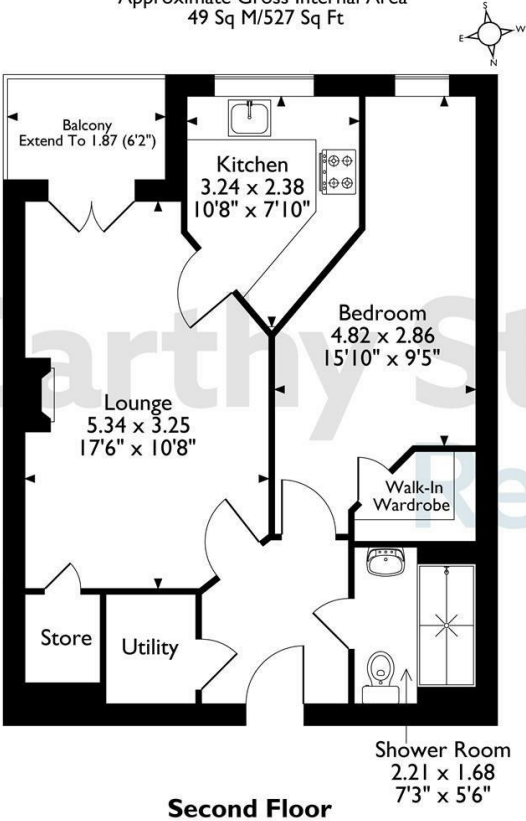


Fairway View, Apartment 35, Elloughton Road, Brough
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



35 Fairway View

Elloughton Road, Brough, HU15 1FT



Asking price £199,950 Leasehold

A RARE OPPORTUNITY to purchase a STUNNING ONE-BEDROOM APARTMENT with a SOUTH-FACING WALK-OUT BALCONY at Fairway View.

Beautifully positioned on the second floor with lift access, this bright and inviting apartment enjoys an abundance of natural light throughout. Carpets, curtains, blinds, and light fittings are all included in the sale, making this a truly ready-to-move-into home.

Call us on 0345 556 4104 to find out more.

Fairway View, Elloughton Road, Brough

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

About Fairway View

Designed exclusively for the over 60s, Fairway View comprises 19 one-bedroom and 16 two-bedroom apartments, offering a welcoming and sociable community. A dedicated House Manager is on site during working hours to provide support and ensure everything runs smoothly.

There's no need to worry about ongoing upkeep, the service charge takes care of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, and security systems. It also covers the energy costs of the Homeowners' Lounge and all other communal areas.

For complete peace of mind, the development features a camera door entry system and a 24-hour emergency call system. The stylish Homeowners' Lounge offers the perfect place to relax or socialise with friends and family, and for those with visitors from afar, a comfortable Guest Suite is available (typically £25 per night, subject to availability).

Local Area

Ideally situated within easy walking distance of the centre of Brough, Fairway View enjoys a prime location close to a wide range of local amenities — all within a 5–10 minute walk from your front door. Nearby facilities include a Morrisons supermarket and petrol station, butchers, fish & chip shop,

delicatessen, public house, post office, library, Methodist church, community halls offering a variety of activities for all interests, and a doctors' surgery.

Within just a 5–10 minute drive, you'll find an even broader selection of amenities, supermarkets, churches, and services.

A bus stop is conveniently located at the entrance to Fairway View, providing excellent public transport links to nearby villages, towns, and destinations further afield. For those travelling longer distances, Brough Railway Station is only around five minutes' drive away, offering mainline connections, and motorway links are also easily accessible.

Entrance Hall

Front door with spy hole leads into a spacious entrance hall, where the 24-hour Tunstall emergency response system and security door entry intercom are conveniently located. The hallway also features illuminated light switches and a smoke detector for added safety. A door leads to a useful utility/storage cupboard housing a washer/dryer, while further doors provide access to the lounge, bedroom, and shower room.

Lounge

A delightfully pleasant and well-proportioned lounge offering ample space for a dining table and chairs. The room benefits from double patio doors leading onto a south-facing walk-out balcony, which enjoys plenty of natural light throughout the day. A feature fireplace, originally purchased as an £800 optional upgrade, provides an attractive focal point to the room. Additional features include a wall-mounted electric heater, TV and telephone points, a Sky+ connection point, two ceiling lights, fitted carpets, and curtains. Raised electric power sockets provide added convenience. A partially glazed door leads through to the separate kitchen.

Kitchen

A pleasant contemporary south-facing kitchen overlooking the landscaped gardens, fitted with a range of ivory gloss wall, base, and large drawer units complemented by a granite-effect work surface. Features include an inset stainless steel sink and drainer, integrated NEFF appliances including a fridge/freezer, ceramic hob, and extractor hood, along with an oven and microwave included in the sale. The kitchen is elegantly finished with thoughtful touches such as under-pelmet lighting,

1 bed | £199,950

a raised oven for ease of use, a lever-arch mono sink tap, and a tiled floor.

Bedroom

A bright south facing spacious well-proportioned bedroom overlooking the landscaped garden. Having an added advantage of a separate large walk-in wardrobe with ample hanging rails, shelving and additional storage space. A central ceiling light, TV and phone point, raised power sockets and a wall mounted electrical heater.

Shower room

This stunning property is completed by the stylish partially tiled shower room which benefits from a full-length shower area, heated towel rail, vanity unit with mirror above, inset toilet and slip resistant flooring.

Car Parking

Parking is available by allocated space, subject to availability, at an annual fee of £250. Permits are issued on a first-come, first-served basis, please check with the House Manager on site for current availability.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3,078.90 per annum (for financial year ending September 2026)

Lease Information

Lease Length: 999 years from 2018
Ground Rent: £425 per annum
Ground Rent review: June 2033
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

- Ultrafast Full Fibre Broadband installed in utility room
- Mains water and electricity
- Electric room heating
- Mains drainage

