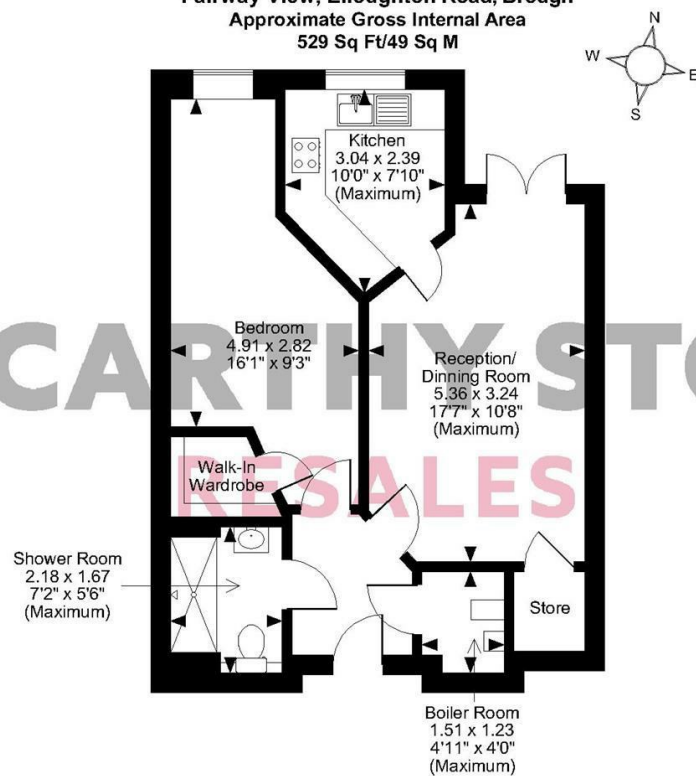


Fairway View, Elloughton Road, Brough  
Approximate Gross Internal Area  
529 Sq Ft/49 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 6 FAIRWAY VIEW ELLOUGHTON ROAD, BROUGH, HU15 1FT



### COUNCIL TAX BAND:



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>		
(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		

# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



A one bedroom apartment located almost OPPOSITE THE COMMUNAL LOUNGE on the GROUND FLOOR with PATIO leading onto communal gardens within a NEARLY NEW McCARTHY STONE development. Within easy reach of Brough shops and amenities, and wider transport links.

## ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# FAIRWAY VIEW, ELLOUGHTON ROAD, BROUGH

## FAIRWAY VIEW

Designed exclusively for the over 60's Fairway View is home to 19 one-bedroom apartments and 16 two-bedroom apartments. There is a dedicated House Manager on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## LOCAL AREA

Located within easy walking distance of the centre of Brough, local amenities are within a 5-10 minute walk from your front door, including a Morrisons Supermarket & Petrol Station, Sainsbury's Local, Post Office, Library, Banks, Public Houses and eateries. There is a bus stop just up the road with routes in and around Brough and the surrounding villages and easy access to the motorway network and the main line railway station if you want to go further afield.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response and

security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a utility room/walk-in storage cupboard which houses the washer/dryer. Further doors lead to the lounge, bedroom and shower room.

## LIVING ROOM

This delightful living room benefits from double opening doors opening out to a paved patio area within the communal gardens. There is space for a dining table and chairs and wall mounted electric heater. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets and a door to a large storage cupboard. A partially glazed door leads into the separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with a granite effect work surface with inset stainless-steel sink and drainer with mono lever tap and window above with views across the gardens. Integral appliances comprise of a raised level oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

## BEDROOM

Double bedroom with window overlooking the garden. Ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a walk-in wardrobe fitted with shelving and hanging rails.

## SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a raised level WC, wash hand basin and mirror above, walk-in shower cubicle with adjustable shower head and hand rail. Electric heated towel rail.

# 1 BED | £160,000

## 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 is £2,496.96 (for financial year end Sep 2023). 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.

## LEASE INFORMATION

Lease Length: 999 years from 2018

Ground Rent: £425

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

