Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 44.7 sq. metres (481.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

AGENTS NOTES
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.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

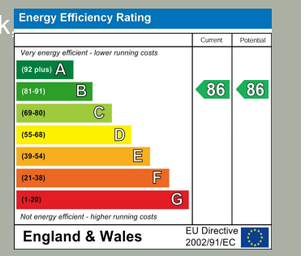
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

CLUBLEYS

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.

CLUBLEYS

20, Ingle Court, Market Weighton, YO43 3HB
£80,000







Enjoy secure, low-maintenance living with no onward chain in this beautifully presented one-bedroom apartment, set on the first floor of a peaceful, purpose-built development for the over 55s, just a short walk from local amenities. This modern home features a bright sitting room with space for dining and French doors overlooking stunning communal gardens, a contemporary fitted kitchen with integrated appliances, a well-maintained bathroom, and a spacious entrance hall with generous built-in storage. Designed by award-winning McCarthy Stone, the complex offers a safe, independent lifestyle in a friendly community, perfect for those seeking peace of mind and the freedom to simply lock up and go.
This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.

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www.clubleys.com

ZOOPLC

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Recessed shelved cupboard, intercom with entry phone and care line, ceiling coving.

SITTING ROOM
5.82 x 3.36 (19'1" x 11'0")
Electric coal effect fire, ceiling coving, french doors to Juliet balcony, TV aerial point, telephone point, electric heater, double doors to kitchen.

KITCHEN
2.64 x 1.73 (8'7" x 5'8")
Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit with drainer, electric hob with extractor over, eye level oven, integrated fridge, integrated freezer, ceiling coving, wall mounted heater, part tiled walls, linoleum flooring.

BEDROOM ONE
4.65 x 2.68 (15'3" x 8'9")
Ceiling coving, electric heater, fitted wardrobes, telephone point.

BATHROOM
White suite comprising low flush WC, panelled bath with shower over and shower screen, wash hand basin set in vanity unit, fully tiled walls, wall mounted heater, extractor fan, heated towel rail.

KEY FEATURES
House Manager
24 Hour Careline
Security Entrance System
Intruder/Smoke Alarm
Residents Lounge
Guest Suite
Fitted Kitchen
Lift Laundry

OUTSIDE
The property is situated with views over the gardens. To the front of the complex is a residents car park with main entrance door having entry phone providing access to internal communal gardens. The communal gardens are beautifully maintained with various seating areas.

DETAILS OF LEASE
Management Company - First Port Retirement Property Services

ADDITIONAL INFORMATION
The current Vendor has advised us of the following charges:

Estates and Management Ltd: Ground Rent £505.00 per annum (subject to change and confirmation with solicitors)
First Port Management: Maintenance charge £2,800 per annum (subject to change and confirmation with solicitors)

SERVICES
Mains water, electricity and drainage.

APPLIANCES
No Appliances have been tested by the Agent.



