



## Ancholme Mews, Bigby Street

Brigg, North Lincolnshire, DN20 8BF

£83,000





An excellent 1 bedroom SECOND floor apartment in a well respected and sought after over 55s' residential complex close to the heart of the market town of Brigg. This delightful property includes a welcoming Reception Hall which opens to a 18'6 Lounge / Diner which in turn leads to an oak style Kitchen with integrated appliances. The generous Bedroom has an extensive range of fitted furniture and a Bathroom with modern suite completes the accommodation. Early viewing advised.

#### RECEPTION HALL

A generous Hall with night storage heater, access to roof space, deep walk-in Store and twin glazed doors opening to

#### LOUNGE / DINER

**18'6" overall x 10'11" max (5.65m overall x 3.35m max)**



Enjoying views to the side aspect with georgian style Pvcu double glazed window, night storage heater, tv aerial point, telephone point and twin glazed doors to

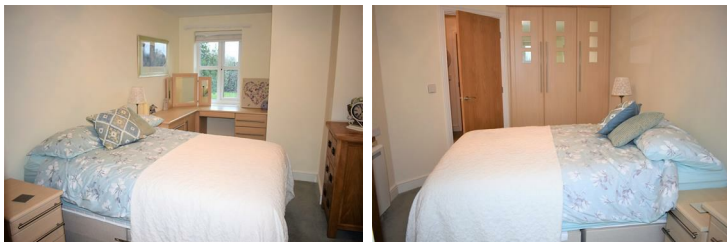
#### KITCHEN

**7'4" x 5'8" to unit fronts (2.24m x 1.73m to unit fronts)**

Appointed with a range of light oak style fronted units with grey flecked work tops to include inset single stainless steel sink unit with mixer tap and cupboards under, integrated slimline dishwasher, 2 further base units, inset electric hob with extractor over, fitted microwave oven and electric oven with storage over and under, sliding larder store, built in fridge and separate freezer, tiled splash areas, kick space heater and automatic Pvcu georgian style double glazed window.

#### BEDROOM

**16'4" to fronts x 9'1" max (4.98m to fronts x 2.77m max)**



Appointed with a range of light beech style furniture to include triple wardrobe, corner dressing table and drawer units. There is also a night storage heater, tv aerial point, telephone point and Pvcu double glazed window.

#### BATHROOM

**8'7" x 5'8" (2.62m x 1.73m)**



Stylishly appointed with a suite in white to include an oak effect vanity unit with granite style top, inset wash hand basin with cupboards, wc with concealed cistern, electric shaver point, vertical towel radiator, extractor fan, spotlighting, P shaped shower bath with curving screen and shower over and extractor fan.

#### GENERAL POINTS



The apartment is situated on the second floor and there is both elevator and stair access to the communal Lounge and to the Laundry facilities. There is a generous communal garden area together with resident parking. The complex itself is situated just off the centre of the market town of Brigg which has an excellent range of local amenities including shops, supermarkets, doctors, public houses and cafes.

#### TENURE STATUS

We have been informed by the Vendors that the property is Leasehold with an original period of 125 years starting on 1.5.08 and that 111 years remain. We understand that the current ground rent is approx £550 and there is a current annual Service Charge of approx £2000 which includes Buildings insurance, water charges, 24 hour Care Line, Laundry and access to the communal Lounge. We understand that a Resident permit is required for parking and that pets are not permissible in the complex. There is also a relatives' suite available for overnight stays by prior arrangement. Please

confirm this via your Legal Representatives prior to commitment to purchase.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

### MORTGAGE ADVICE

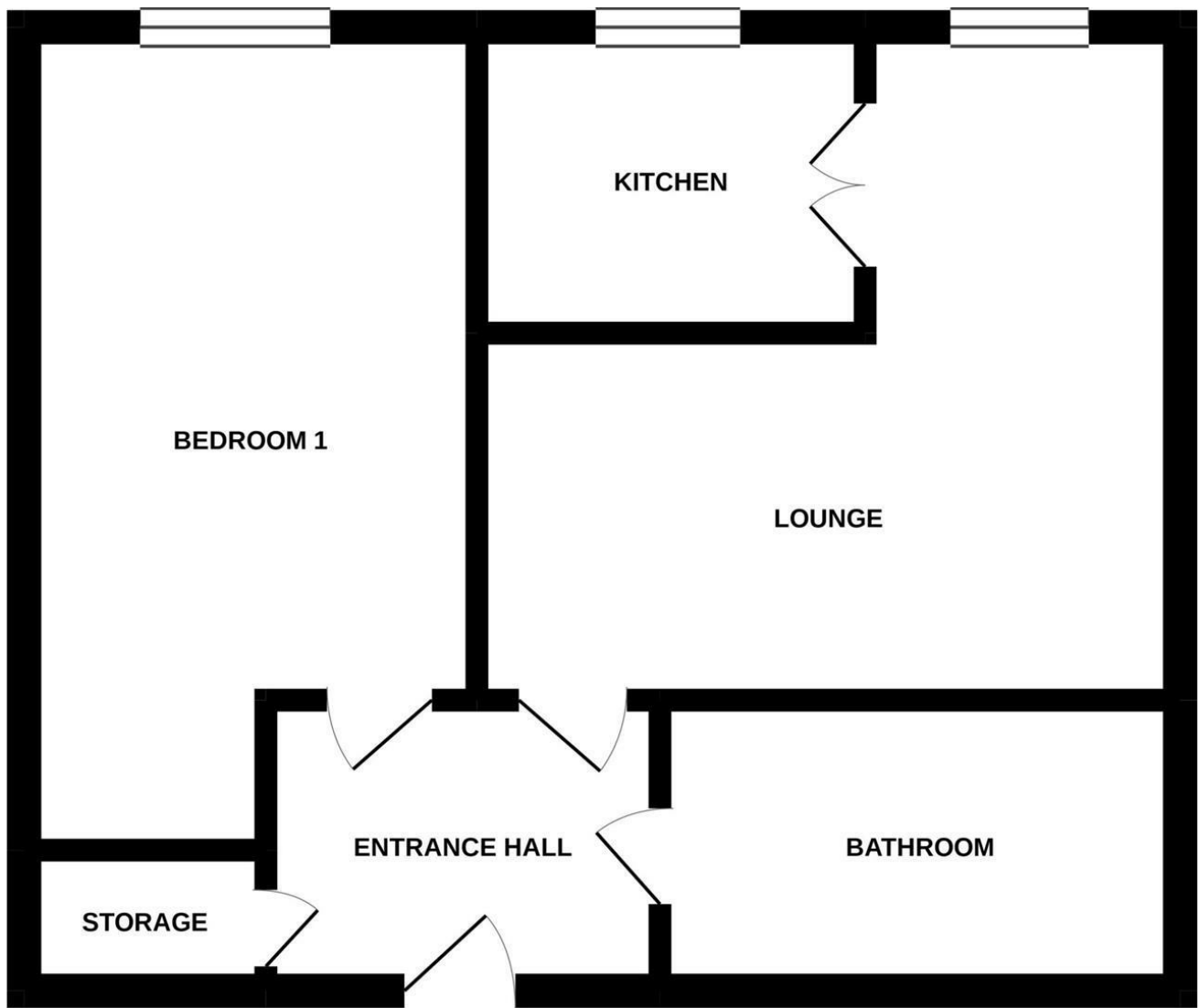
Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

### VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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