

GROSS INTERNAL FLOOR AREA 943 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 943 SQ FT / 88 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Stapleton Court
 date: 25/04/24
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band: D
Security Deposit: £2,365
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

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 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. 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 rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

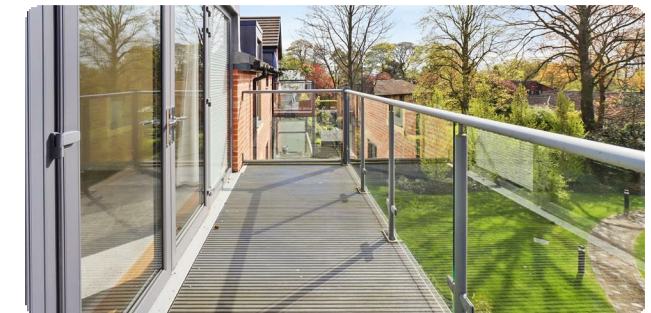
*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



PROTECTED



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12 Stapleton Court

Waller Grove, North Ferriby, HU14 3RW

TWO MONTH RENT FREE APPLICABLE - ASK OUR TEAM FOR DETAILS.
 A stunning TWO BEDROOM apartment located on the SECOND FLOOR of Stapleton Court, a Lifestyle Living development for the over 55's situated in Swanland. This property comes with an allocated parking space and boasts a beautiful WALK OUT BALCONY, as well as a spacious and bright OPEN PLAN LIVING ROOM with a FITTED KITCHEN. The master bedroom also enjoys a SECOND ENSUITE SHOWER ROOM and a large WALK IN WARDROBE. Located within 500 yards of local SHOPS and AMENITIES and Swanland TENNIS and BOWLS CLUBS.

Property Features

- Allocated parking space
- Beautiful private balcony
- Two Bedrooms & two shower rooms
- Open plan living room with fitted kitchen
- Second floor, close proximity to the lift
- 24-Hour Emergency Call System
- Dedicated Concierge
- Close proximity to Swanland's Main Street with shops and amenities
- Communal lounge and landscaped gardens
- Security gated development

Rent from £2,050 pcm

(Includes service charge)

Call us on 0800 8100 174
 to find out more.

rentalenquiries@mccarthyandstone.co.uk
 mccarthyandstone.co.uk

McCarthy Stone
 Retirement living *your way*

12 Stapleton Court, Tranby Lane, Swanland, HU14 3NE

Stapleton Court

Located in Swanland, Stapleton Court is a Lifestyle Living development home to 37 two-bedroom luxury apartments designed exclusively for the over 55's. The development provides an excellent communal lounge where social events take place, attractive communal grounds with a seated patio area, and private parking which is accessed through automated gates and benefits from the remainder of the NHBC guarantee. The development also has a 24-Hour Emergency Call System for peace of mind, guest suite for family and friends, and a dedicated Concierge. 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 and water rates. Stapleton Court enjoys an enviable leafy setting in the beautiful East Yorkshire village of Swanland. The Village benefits from its own range of amenities, such as convenience store, a butchers, post office, chemist, public house and village hall. If you enjoy the outdoors Swanland Lawn Tennis and Bowls clubs are located within 400 yards of the development and excellent golf courses are also in the area. Larger towns and cities such as Beverley and Hull are still within easy reach with the A63 being just 2 miles away.

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"Renting really has given me a new lease of life – helping me to plan my retirement and be more flexible about my future. I would highly recommend it to anyone considering this type of

move, as there are so many benefits." Jean, McCarthy Stone tenant

SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Stapleton Court and is where the majority of social gatherings take place. Regular activities might include coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

LANDSCAPED GARDENS

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Entrance Hall

Number 12 is a South West facing two bedroom apartment located on the second floor of the development, at a short distance from the lift, which gives direct access to all the communal areas on the ground floor. This property comes with an allocated parking space and features a beautiful open plan living room with a fitted kitchen opening onto a large walk out balcony. The master bedroom also boasts a luxury walk-in wardrobe and its own ensuite shower room. Front door with spy hole leads to the entrance hall which benefits from a large walk-in utility room with washer dryer and provides ample storage. Doors lead to the open plan kitchen living room, bedrooms and shower room.

Living room

This stunning open plan living room enjoys ample natural light and beautiful patio doors with fitted curtains opening onto a large walkout balcony. The living room is generously proportioned offering ample space for dining. There are TV and telephone points, a Sky/Sky+ connection point. Ceiling lights, fitted carpet and raised electric power sockets.

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 mono-lever tap. Integral appliances comprise of a raised level oven and microwave, ceramic hob with cooker hood over and fridge and freezer. With tiled

2 bed | Rent from £2,050 pcm

flooring, adjustable central ceiling spot lights and under pelmet lighting.

Bedroom One

Beautifully presented double bedroom with natural light, central ceiling light, TV and phone points, raised power sockets and wall mounted electric heater. The bedroom benefits from a large walk-in wardrobe fitted with shelving and hanging rails, as well as an ensuite shower room.

Ensuite shower room

Partially tiled walls and tiled floor with suite comprising a WC with concealed cistern to a vanity unit with wash basin and medicine cabinet with illuminated mirror; walk-in shower cubicle with a rainfall overhead showerhead and handheld showerhead. Electric heated towel rail and storage cupboard.

Bedroom Two

Another beautifully presented bedroom with central ceiling light, TV and phone points, raised power sockets and wall mounted electric heater. This bedroom also benefits from a small walk-in wardrobe housing shelving and hanging rails.

Shower room

Partially tiled with tiled flooring and comprising of a double width shower cubicle with both rainfall and handheld showerheads and sliding glass door; WC with concealed cistern to vanity unit with inset wash basin and illuminated mirror fronted medicine cabinet. Electric heated towel rail and wall mounted heater.

WHAT'S INCLUDED WITHIN YOUR RENT?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- 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.

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 SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).
- Removal Services that can help you declutter and move you into your new home

Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

