



CLOG MILL GARDENS

SELBY | YO8 3ED





Are you ready to fly the nest? Tired of sneaking in after your parents have gone to bed? – Here's the answer!

A two bedroomed, penthouse apartment situated on the first and second floor.

Once through the front entrance door you are welcomed into the hallway, which has a utility cupboard and plumbing for a washing machine. Doors lead to the Master bedroom, second bedroom and modern shower room, which offers a built-in shower, pedestal wash hand basin and close coupled W.C.



Upstairs is the modern open plan living accommodation, which has been tastefully decorated and modernised. Open the French doors of the Juliet balcony on warm days, to enjoy the breeze. The kitchen area has been reworked and extra units have been installed to provide more storage and a place for a microwave.

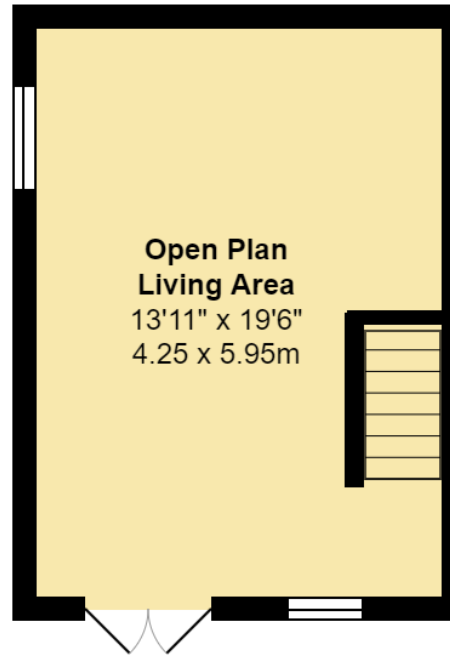
The property has an allocated parking space located opposite the apartment.

Leasehold Information:

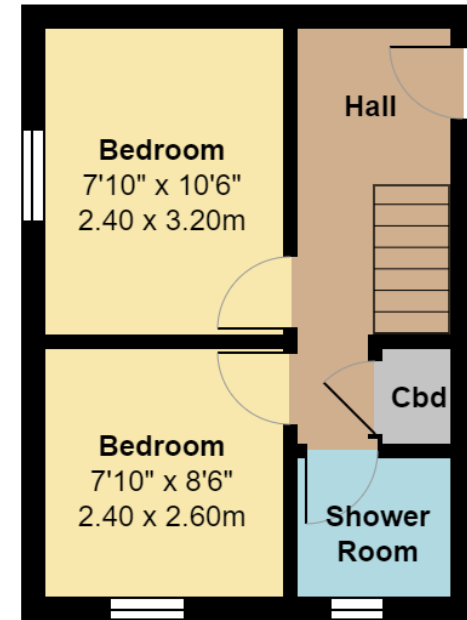
Ground Rent: £140.00 Per Year

Service Charge: £272.69 Per Month which includes: Gas Central Heating, Electricity, Water, Window Cleaner, Communal Gardener

Remaining Lease Length: 106 years remaining Council Tax Band 'A' EPC Rating 'C'



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only