



£117,750

Apartment 39, Delta,
60 Mill Lane,
Beverley



Dee Atkinson & Harrison

Apartment 39, Delta, 30 Mill Lane, Beverley, HUI7 9AY

A really well proportioned one bedroom second floor apartment in this central Beverley modern development. The property has been successfully let for a number of years and is sold with a tenant on an AST.

The well presented accommodation benefits from electric central heating, double glazing and is well presented. In full it comprises: Entrance Hall with cupboard, large Living Room with a modern open plan kitchen including halogen hob, electric oven and free standing washing machine and fridge freezer. The westerly facing French windows in the living area bring in lots of light due to the apartment being on the second floor. There is a good sized Double Bedroom, also with French windows and a Bathroom with a modern white suite and shower over the bath. The property benefits from a designated parking space as well.

If you are looking for an easily managed investment in Beverley this is very well worth a look.

Heating and Insulation: The property has an electric central heating system and extensive uPVC double glazing.

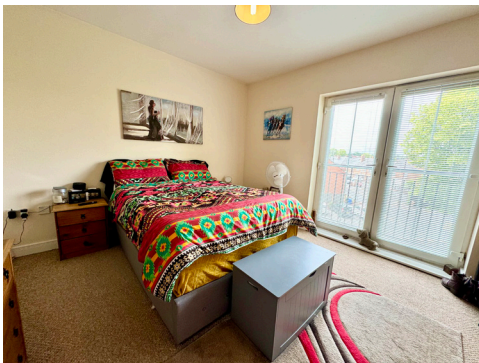
Services: Mains electricity, water and drainage are connected to the property. None of the services or installations have been tested.

Council Tax: Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

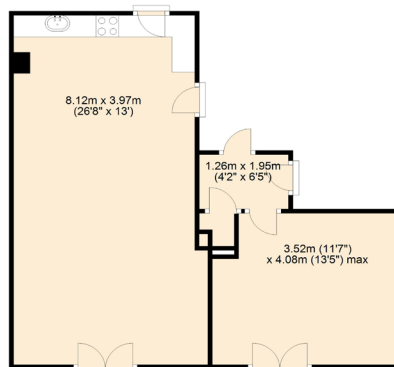
Tenure: The property is held on leasehold basis ending 31/3/2205. Ground rent is £190.54 pa (payable in 2 installments of £95.27 and the service charge is £882 pa (12 installments of £73.50).

Viewings: Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. 50.6 sq. metres (544.5 sq. feet)



Total area: approx. 50.6 sq. metres (544.5 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

12 Market Place, Beverley, HUI7 8BB | 01482 866844 | www.dee-atkinson-harrison.co.uk

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