



£119,500

3 Regal Court,  
Manor Road,  
Beverley



Dee Atkinson & Harrison



# 3 Regal Court, Manor Road, Beverley, HUI7 7GD

A modern 2 bedroom 2nd floor apartment in this central Beverley development steps away from all the shops, restaurants and bars that Beverley has to offer. Located just off Manor Road and with a Juliet balcony overlooking the grounds of Norwood House the property will be of interest to both investors and owner occupiers. With gas fired central heating system and double glazing the accommodation comprises an entrance hall, living room with French windows to Juliet balcony, sliding double doors give access to a fitted kitchen with range of appliances including gas hob, electric oven, fridge/freezer and washing machine. There is a double bedroom with a cupboard housing the gas fired boiler a further bedroom and bathroom with shower over the bath. There is laminate flooring throughout.

A lovely apartment in a very central location and an early internal inspection is highly advised.

There is a parking space located in one of the covered areas within the courtyard.

## Accommodation

- Entrance Hall
- Living Room
- Fitted Kitchen
- Double Bedroom
- Second Bedroom
- Bathroom
- Parking Space

**Heating and Insulation:** The property has a gas-fired central heating system and uPVC double glazing.

**Services:** All mains services 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 with a lease remaining of 102 years. The ground rent is £100 pa (payable in two installments of £50) and the service charge is £352 pa. With vacant possession upon completion.

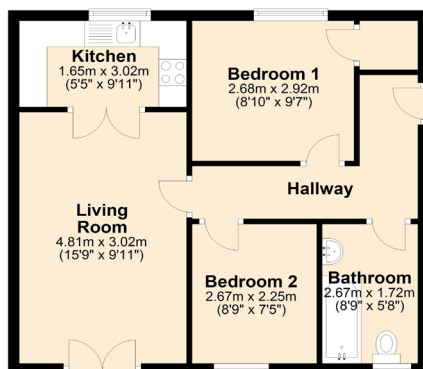
**Viewings:** Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Floor Plan

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.2 sq. feet)

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