



## 6 Nautica House The Waterfront, Selby, YO8 8FD

Two Bedroom Second Floor Apartment | Town Centre Location | Allocated Parking | Spacious Open Plan Living | No Onward Chain

- Second Floor Apartment
- Electric Heating
- Council Tax Band - B
- Viewing Highly Recommended
- Two Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking Space
- EPC Rating - B
- Ideal For First Time Buyers or Investors

**Offers Over £110,000**

Jigsaw Letting are pleased to welcome to the market this second-floor apartment located in The Waterfront, Selby. Built in 2006, this modern property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers, investors and those looking to downsize.

The apartment features a spacious open plan lounge and kitchen area which creates a warm and inviting atmosphere, perfect for relaxing. With two well-proportioned bedrooms, there is ample space for those who require a guest room, small family or home office. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is its prime location in the town centre, allowing residents to enjoy easy access to a variety of local amenities, shops, and eateries. Additionally, the proximity to the train station makes commuting a breeze, providing excellent transport links for those who travel regularly.

For your convenience, the apartment comes with allocated parking, a rare find in such a central location. This added benefit ensures that you will never have to worry about finding a parking space after a long day.

In summary, this delightful apartment at The Waterfront offers a modern living experience in a vibrant community. With its excellent location, spacious interiors, and practical amenities, it presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in Selby.

Leasehold property:

- Lease length 155 years with approx. 135 remaining
- annual ground rent approx. £180
- monthly service charge approx. £72

## ACCOMMODATION

### Open Plan Lounge Kitchen 5'8" x 9'3" (1.72m x 2.82m)

Box window to front, four windows to side, window to front, door.

### Bedroom One 12'8" x 12'4" (3.87m x 3.76m)

Window to side, door to:

### Bedroom Two 9'2" x 8'4" (2.80m x 2.54m)

### Family Bathroom 5'4" x 6'4" (1.63m x 1.93m)

## Hallway

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.



## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

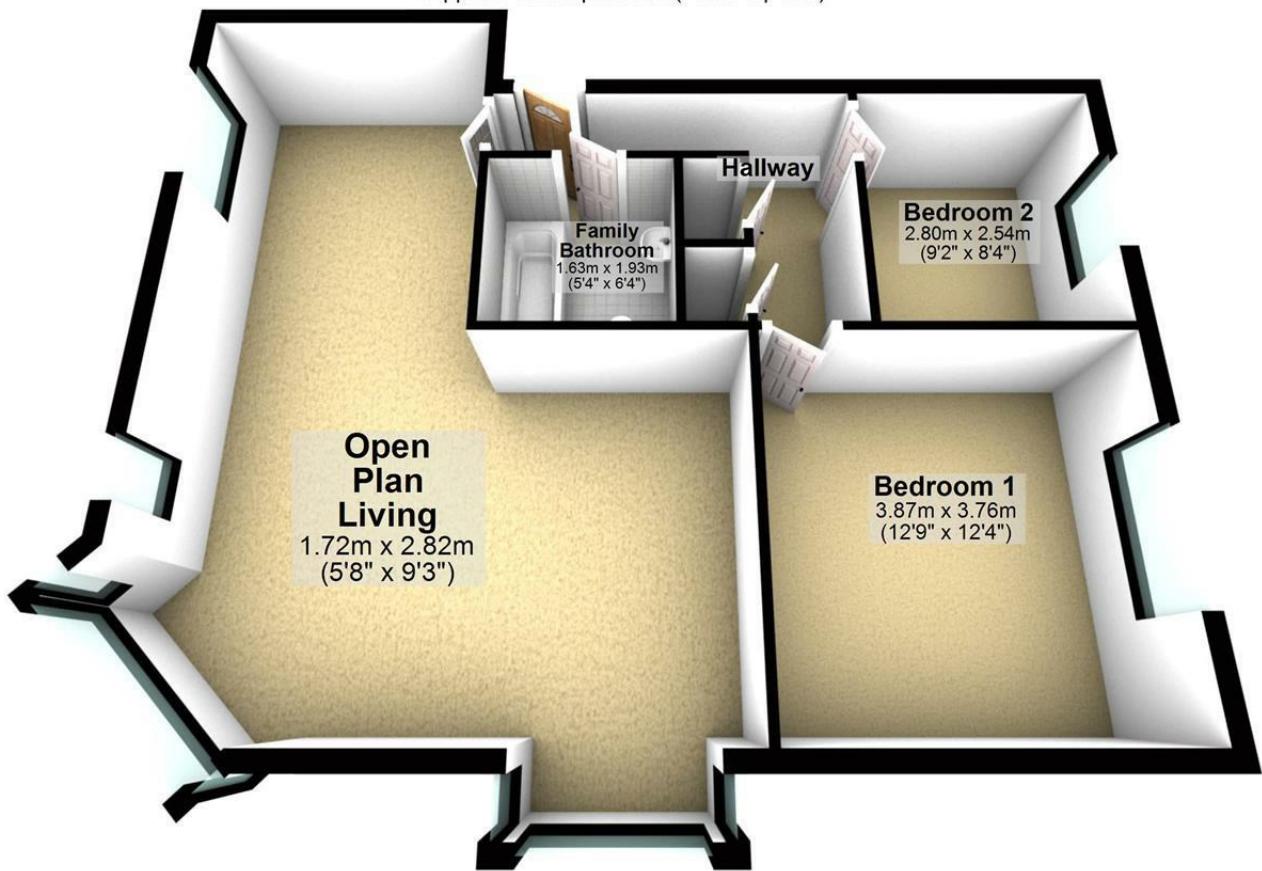
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



## Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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