

**staniford**  
grays



Delta Mill Lane, Beverley, HU17 9AY

£104,000









# Delta Mill Lane

Beverley, HU17 9AY

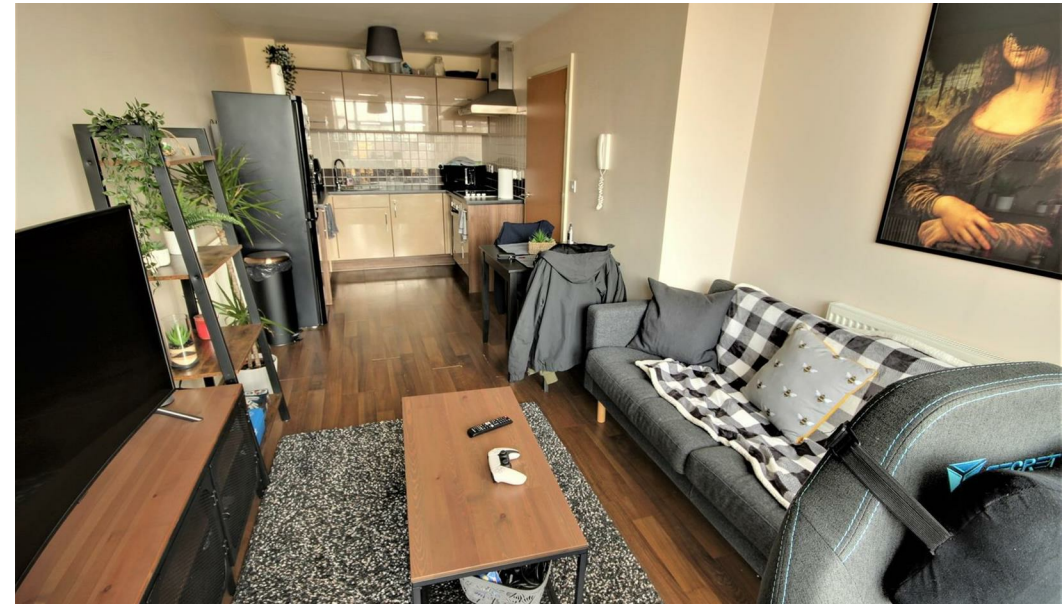
- INVESTMENT OPPORTUNITY
- CLOSE TO BEVERLEY TOWN CENTRE
- ALLOCATED PARKING
- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- SHARED GARDENS

A good sized one bedroom apartment situated on Mill Lane, close to Beverley Town Centre.

The apartment has been well maintained and offers a open plan living room and kitchen. Double bedroom and modern fitted bathroom. The apartment block consists of 42 apartments built by Westbridge Homes in 2008 and benefits from shared gardens and secure parking, of which there is an allocated space.



£104,000



## ACCOMMODATION COMPRISES

### CENTRAL ENTRANCE HALL

With door to through lounge dining kitchen.

### THROUGH LOUNGE DINING KITCHEN

22'4" max x 9'11" max (6.81m max x 3.02m max)  
With wall and base units, halogen hob with extractor hood over and electric oven under. There is a feature stainless steel circular sink with mixer tap and integral fridge and freezer, and integral washing machine.

There is a bay window to the front and radiator.

### BEDROOM

With bay window to the front and radiator.

11'9" x 8'3" (3.58m x 2.51m)

### BATHROOM

There is a panelled bath with mains fed shower over and glass shower screen, with low flush WC and pillared wash hand basin, heated towel rail and is set in a part tiled surround.

### AGENTS NOTE

Please note that this property is suitable for investors only. There is a sitting tenant in the property.

### COUNCIL TAX:

We understand the current Council Tax Band to be A

**TENURE :**

We understand the Tenure of the property to be leasehold. Lease of 199 years from 1st April 2006. We believe the ground rent to be £180 per annum and the service charge is £139 per quarter. Vendor pays the fees, incorporated into the tenant rent.

**SERVICES :**

Mains water, electricity and drainage are connected.

**VIEWINGS :**

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

**MORTGAGE CLAUSE :**

Stanifords provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :  
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

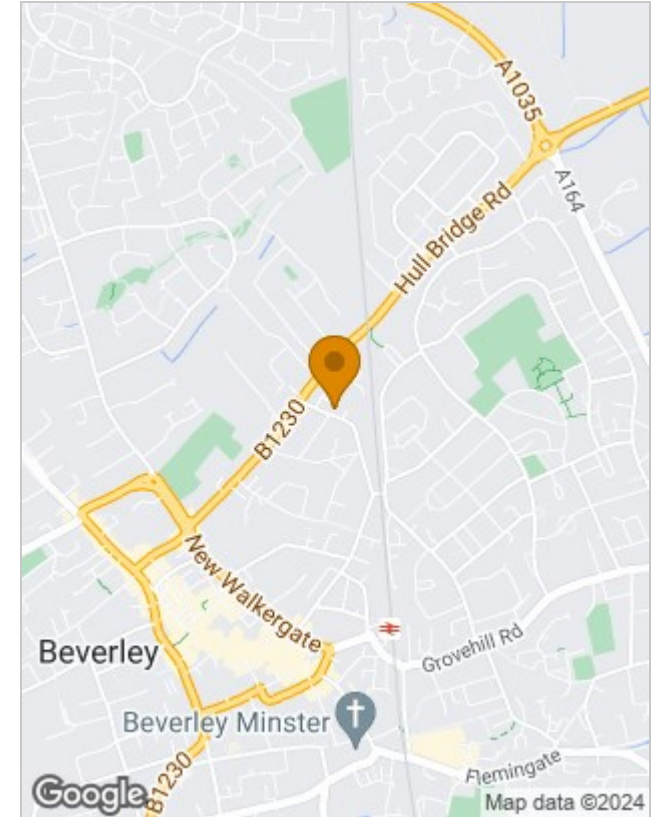
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(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	

## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.