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9 St Mary's Manor North Bar Within, Beverley, HU17 8DE

£725,000







# 9 St Mary's Manor North Bar Within

Beverley, HU17 8DE

- LUXURIOUS FIRST FLOOR FRONT FACING APARTMENT
- TWO DOUBLE BEDROOMS BOTH WITH ROCA ENSUITES
- VERY HIGH SPECIFICATION FITTED KITCHEN
- ICONIC HISTORIC BUILDING
- ANY SENSIBLE OFFERS WILL BE CONSIDERED DURING MARCH
- TOTAL RENOVATION FROM FLOORBOARDS TO CEILING
- FREE STANDING BATH IN SECOND BEDROOM
- SITUATED IN THE HEART OF BEVERLEY TOWN CENTRE
- COMMUNAL GARDENS

Arguably one of Beverley's most premium apartments, offering striking Church and Georgian Quarter views.

Sympathetically and lovingly restored to the highest of standards with total renovation from floorboards to ceiling, this stunning property for sale offers an irresistible combination of lifestyle, location and all within a private and Grade II listed Georgian residence.

The fully refurbished accommodation for sale consists of an immaculately presented two bedroom first floor apartment located in the original building, providing spacious living throughout retaining a wealth of period features including vaulted ceiling heights, refurbished shutters and ornate coving and skirting detailing.

St. Mary's Manor is located off the highly desirable North Bar Within setting in Central Beverley offering gated and secure walled grounds with extensive laid to lawn private gardens within moments walk of the Westwood Pastures and all the convenience of the town centre.

Accommodation is accessed from the main residents staircase leading to the first floor apartment comprising; Entrance Hall, double doors lead through to to an excellently proportioned Reception Lounge and Dining Room with an abundance of natural light through oversize fret style windows. An open plan and dedicated Kitchen area offers the highest of internal specifications and leads through to the Master Bedroom and En-suite Shower Room with a further Guest Suite with Shower Room and focal point of a free standing bath to the Bedroom with exceptional St. Mary's Church views.



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## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO ENTRANCE PORCHWAY

With feature ceiling lights, storage cupboard and intercom.

### LIVING ROOM

18'3" x 16'1" (5.56m x 4.90m)

There is an open feature fireplace in surround. Two feature radiators, two large sash windows to the front, display storage cupboard and feature lighting.

### BREAKFAST KITCHEN

14'3" x 12'4" (4.34m x 3.76m)

Wall and base units, granite work surfaces, centre island with granite work surface and breakfast bar with storage and wine cooler beneath and kickboard heater. Gas hob with extractor hood over, eye level oven and grill, integral fridge freezer, integral dishwasher, integral washing machine. One and a half stainless steel sink with Quooker hot water tap over. There is a sash window to the front with feature folding wooden shutters. Feature radiator and feature lighting.

### BEDROOM ONE

16'11" x 11'8" (5.16m x 3.56m)

Two radiators, two large sash windows to the front (one with folding wooden shutters)

### ENSUITE

A stunning ensuite shower room which has been done to a superbly high standard using Roca bathroom furniture and briefly comprising floating low flush WC, modern floating sink with mixer tap, large wall mounted mirror with lighting and defog function. Large walk in shower cubicle with feature shower, recessed shelf with lighting, heated Zehnder towel rail, recessed ceiling with feature lighting. All set in a fully tiled surrounds.

### BEDROOM TWO

A bright and airy room with two large sash windows, one with views of St Mary's Church and one with views of North Bar Without. There is a feature free standing rolled topped Roca bath, with wall mounted mixer tap and shower attachment. There are two feature radiators and feature lighting.

### ENSUITE

Another fantastic ensuite bathroom which has been done to an exceptionally high standard, once again with Roca bathroom furniture and briefly comprises his and hers sink with mixer taps, a wall mounted mirror with inbuilt lighting and defog system, floating low flush WC. A large walk in shower with a feature mains fed shower, large heated Zehnder towel rail, a recessed storage section with feature lighting and recessed ceiling with lighting. All set in a fully tiled surround.





#### ST MARYS MANOR AND EXTERNAL

The iconic St. Mary's Manor, formerly the Ministry of Agriculture in Beverley was converted into 40 luxury apartments in 2001.

On the ground floor the common entrance hall provides communal facilities including a piano and reading room, a large paneled lounge and fully fitted residents kitchen. There is provision of an imposing staircase approach to the first floor with galleried landing and there is also provision of a lift.

The property stands in private and enclosed communal landscaped gardens, there is also the benefit of a residents parking area.

Entrance to the property is through security entrance gates and side pedestrian access gate. There is provision of a hidden communal dustbin storage area.

St. Mary's Manor itself directly adjoins the magnificent St. Mary's Church and it is within walking of all town centre shops, facilities and amenities.

#### COUNCIL TAX:

We understand the current Council Tax Band to be F

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### TENURE :

We understand the Tenure of the property to be LEASEHOLD with an original 999 year lease and a peppercorn Ground Rent. The Managing Agent is RPMS – 01482 319603 Maintenance/Service Charge: £235 per calendar month.

#### MORTGAGE CLAUSE :

Stanford Grays 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@stanfordsg.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

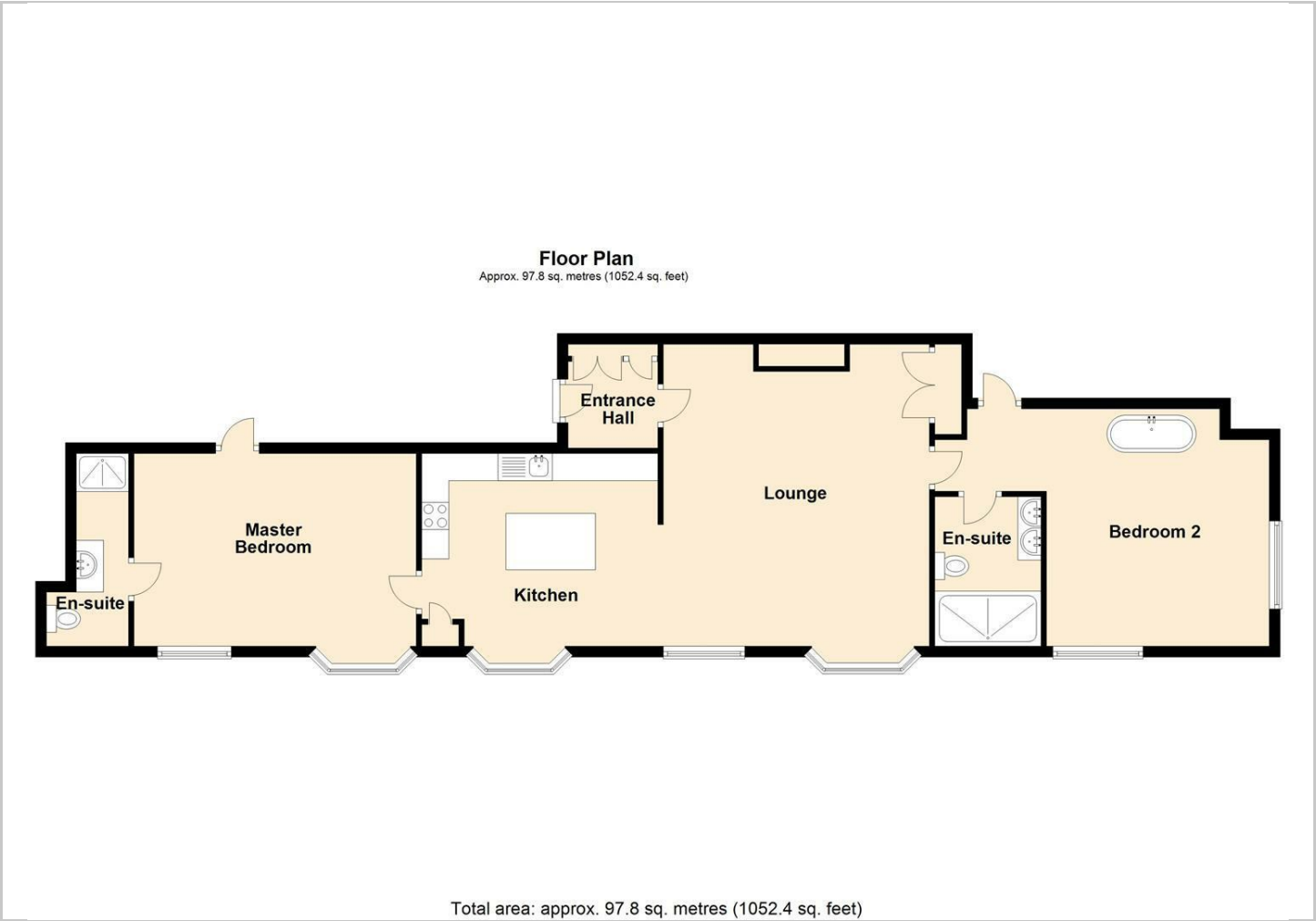
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



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.

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Location Map



Energy Performance Graph

