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

£395,000





10 St. Mary's Manor, North Bar Within

Beverley, HU17 8DE

- LUXURIOUS FIRST FLOOR FRONT FACING APARTMENT
- CENTRAL BEVERLEY LOCATION
- NEWLY RENOVATED TO HIGH SPECIFICATION
- GAS FIRED CENTRAL HEATING
- COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS
- ICONIC HISTORIC BUILDING
- TWO BATHROOMS
- OPEN PLAN LIVING DINING KITCHEN

This two bedroom, two bathroom apartment has been the subject of a full scheme of refurbishment and now offers luxury accommodation benefiting from an unrivaled first floor position overlooking the popular North Bar Within, being an integral part of the original building of St Mary's Manor.

Accommodation comprises entrance vestibule, utility store, open plan Living Dining area and luxury fitted kitchen. Inner hallway gives access to Master Bedroom with en suite shower room, bedroom two and bathroom.



£395,000



APARTMENT 10

The subject property is situated on at first floor and is either approached via stairs or lift to a first floor landing situated off the main galleried landing.

ACCOMMODATION COMPRISES

ENTRANCE HALL

With oak stripped floor finish and oak internal doors throughout. There is provision of the security entrance audio door entry and security alarm box with the original round headed cast iron fireplaces has been replaced within the fabric of the apartment and forms a feature within the entrance hall.

UTILITY STORE CUPBOARD

With granite working top, with space and plumbing for automatic washing machine. Wall mounted Logic gas fired combination boiler provides central heating and domestic hot water (not tested).

Agents note: this is a new gas fired boiler installed in the recent scheme of modernisation and improvement. The central heating is provided to a wet radiator system and throughout the apartment all radiators are contained within decorative boxing.

OPEN PLAN LIVING DINING KITCHEN

KITCHEN

Quality fitted kitchen fitted in the 'Shaker' style in light grey with two stainless steel sink units and granite working tops. There is provision of a combination tap over the sink unit with cold supply and instant hot water supply. The quality integrated appliances include integrated Neff dishwasher, fridge freezer, Neff hideaway electric oven, Neff Induction hob, electric extractor hood, quality built in working tops including matching wall storage cupboards and drawers.

LIVING AREA

The Lounge / Dining room is again fitted with oak internal doors and benefits with windows in two walls with provision of ample sockets, with TV connection including a Sky Q connection to the lounge.

INNER HALLWAY

with boxed radiator gives access to two bedrooms and two bathrooms. Steps lead up to;

MASTER BEDROOM

With open aspects over North Bar Within.

ENSUITE

Quality fitted en suite shower room with fully tiled walls, tiled floor, feature radiator, vanity basin with cupboard under, illuminated mirror fronted wall mounted medicine cabinet, low flush WC and double shower cubicle with fitted power shower.

8'6 x 6'6 (2.59m x 1.98m)

18'3 x 12'3 (5.56m x 3.73m)

13'6 x 10'3 (4.11m x 3.12m)



BEDROOM TWO

Window with street views.

10'6 x 8'3 (3.20m x 2.51m)

BATHROOM

A quality fitted bathroom being fully tiled with tiled floor, panel bath with shower mixer tap and shower screen over, vanity washbasin and cupboard under, illuminated mirror fronted wall mounted medicine cabinet and low flush WC with concealed cistern.

ST MARY'S MANOR AND OUTSIDE

The iconic St Mary's Manor, formerly the Ministry of Agriculture in Beverley was converted in to 40 luxury apartments in 2001. On the ground floor the common entrance hall provides communal facilities including a piano and reading room, a large panelled lounge and a fully fitted residents kitchen. There is provision of an imposing staircase approach to 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 an off street parking space.

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

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

COUNCIL TAX:

We understand the current Council Tax Band to be D

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 Garness Jones – 01482 564564. Maintenance/Service Charge: £193 per calendar month.

Council Tax Band D

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

Various quality fixtures and fittings may be available by separate negotiation.

Various quality fixtures and fittings as seen. As the property has been the subject of a full scheme of modernisation and improvement and refurbishment the owner of the property will provide a snagging service on completion of the sale to provide any remedial decoration that may be required prior to occupation.

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.

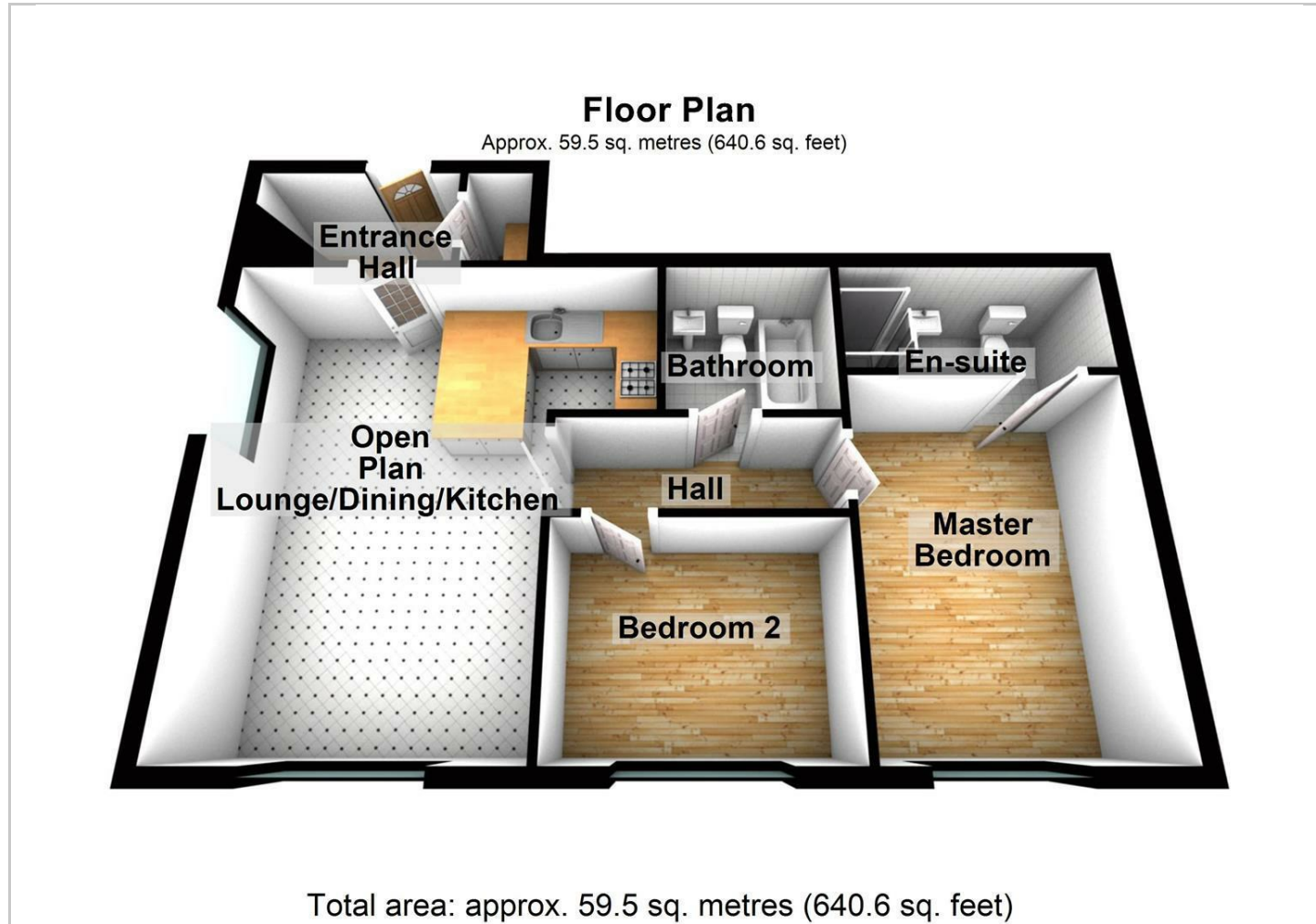
MISREPRESENTATION ACT 1967

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.

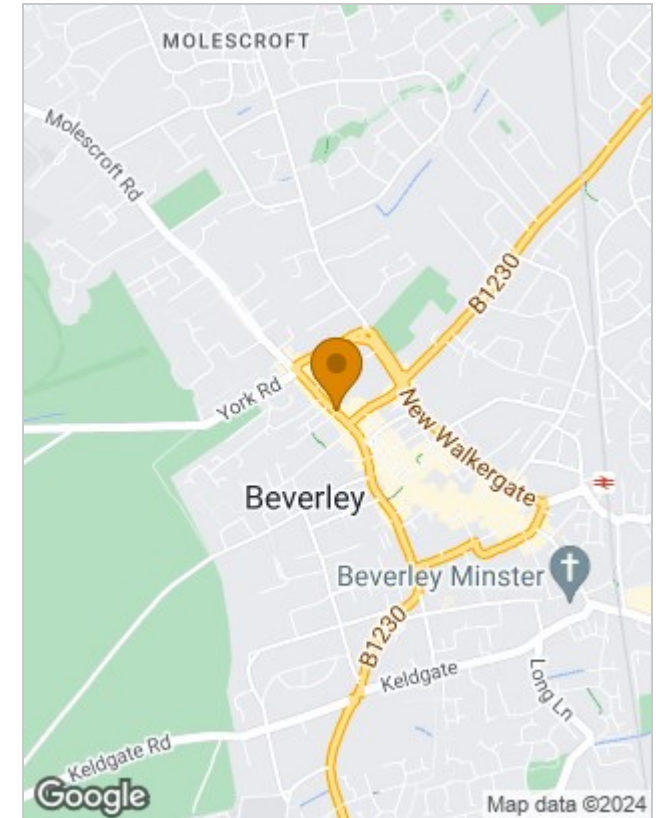
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



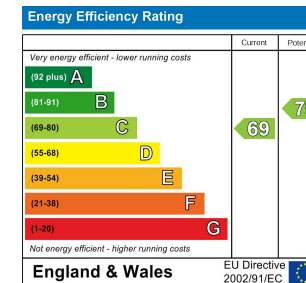
Floor Plans



Location Map



Energy Performance Graph



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.