

staniford grays



29 St Ellens Court, Eastgate, BEVERLEY, HU17 0HH

70% Shared Ownership £140,000





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BEVERLEY, HU17 0HH

- PRICE IS FOR 70% SHARED OWNERSHIP
- FIRST FLOOR APARTMENT WITH OWN ACCESS
- SITUATED IN THE HEART OF BEVERLEY TOWN CENTRE
- TWO BEDROOMS
- RETIREMENT DEVELOPMENT
- NO ONWARD CHAIN

Being offered with no onward chain is an opportunity to acquire a 70% share of this two bedroomed first floor apartment with its own access.

The property is situated in the heart of Beverley town centre and is ideal for all that Beverley has to offer and the development has allocated parking.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO ENTRANCE HALLWAY

With stairs to the first floor.

FIRST FLOOR LANDING

Has an intercom, radiator, airing cupboard and loft access.

LIVING ROOM

13'8" x 12' (4.17m x 3.66m)

There is a gas fire in feature surround, window to the front and radiator.

KITCHEN

10'9" x 6'5" (3.28m x 1.96m)

Wall and base units, rolled top work surfaces, tiled splashbacks, gas hob with electric oven under and extractor hood over. One and a half stainless steel sink. Plumbing for a washing machine, the boiler, window to the front and radiator.

SHOWER ROOM

Has a large walk in shower with electric shower over. Low flush WC and wash hand basin in vanity unit and radiator.

BEDROOM ONE

12' x 9'9" (3.66m x 2.97m)

With radiator, range of built in wardrobes and window to the rear.

BEDROOM TWO

11'5" max x 8'8" max (3.48m max x 2.64m max)

With a range of built in wardrobes, window to the rear and radiator.

AGENTS NOTE - QUALIFICATION

The property is offered for sale as a 70% share, with 30% being owned by the Joseph Rowntree Foundation. The purchaser is buying 70% at this asking price. There is a qualification for the Joseph Rowntree Foundation over 60's, a 70% share is for sale, they buyer will need to pay the Joseph Rowntree Foundation legal fees on the grounds of a new lease. The application form is with Staniford Grays.



COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold. We believe there is a current maintenance charge of £250.62 per calendar month.

This is a surrender and regrant lease. A new lease will be granted at 60 years for the new purchaser.

Any applicants will need to be approved by the Joseph Rowntree Foundation Trust. An Application is with Staniford Grays to be completed by any prospective buyers.

MORTGAGE CLAUSE :

Staniford 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@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.

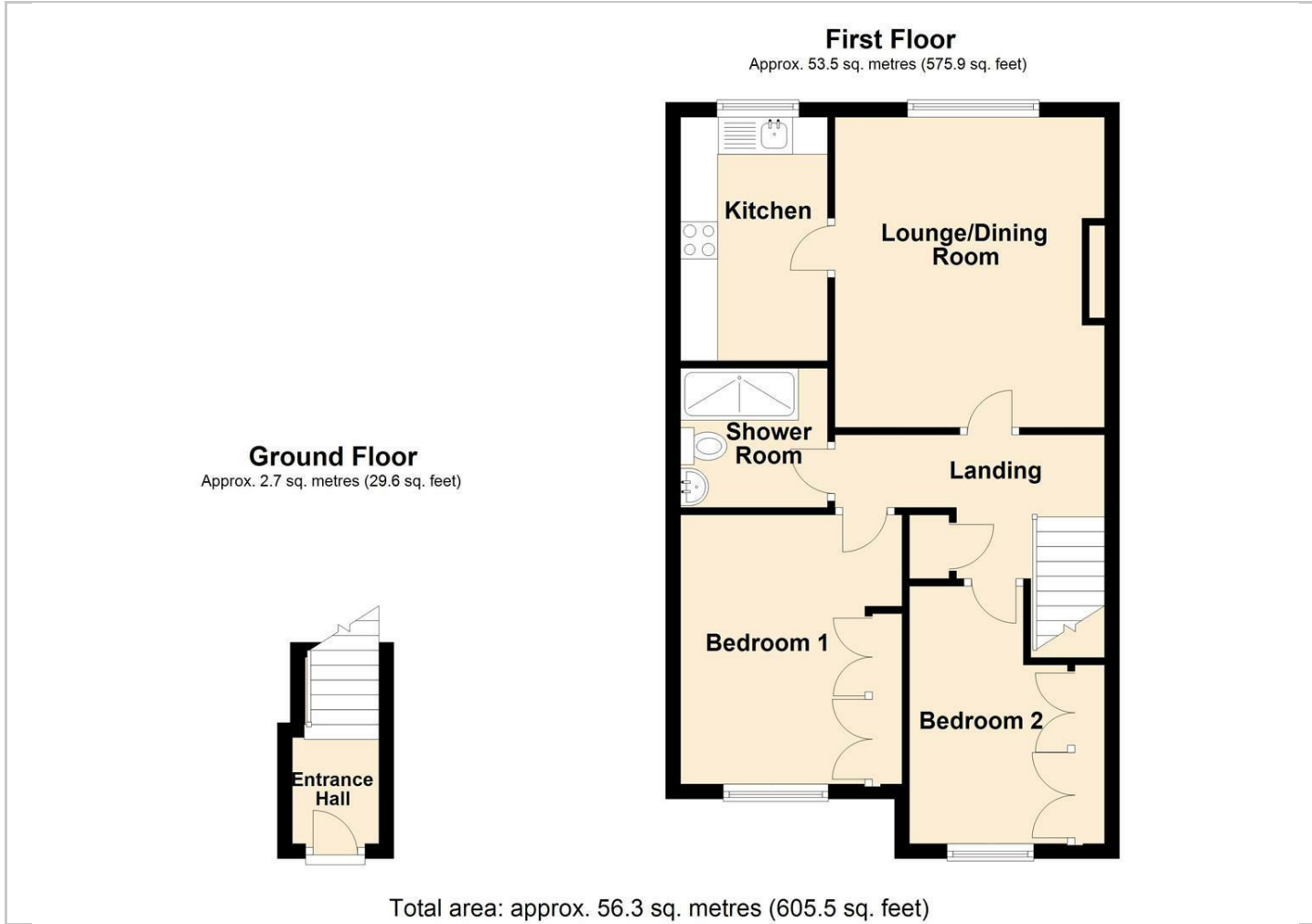
MISREPRESENTATION ACT 1967

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



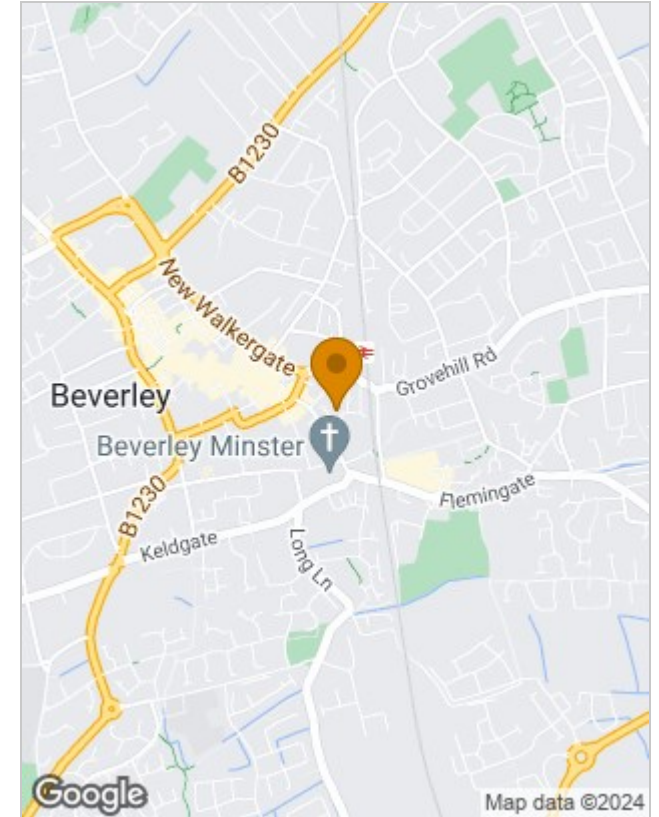
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	