

**staniford**  
grays



Apartment 2 Wilbert Grove, BEVERLEY, HU17 0AN

£134,950





# Apartment 2 Wilbert Grove

BEVERLEY, HU17 0AN

- CENTRAL BEVERLEY LOCATION
- WILBERT GROVE STREET SCENE
- 2 DOUBLE BEDROOMS
- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- DEDICATED PARKING SPACE
- WELL PRESENTED INTERNALLY
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS

CENTRAL BEVERLEY APARTMENT WITH DEDICATED PARKING.

Stanford Grays introduce to the market this modern, ground floor apartment enjoying a Wilbert Grove access and street scene.

Conveniently positioned a moment's walk from the historic town centre and in close proximity to all the lifestyle opportunities the immediate setting has to offer.

Forming part of a desirable and popular development of similar apartment style properties, the immaculate living space comprises; Ground Floor Entrance with storage, access to the Lounge/Dining Room open plan to Breakfast Kitchen, 2 Double Bedrooms and Bathroom.

Externally to the rear, parking exists with a dedicated space built around a communal courtyard.

IDEAL FOR INVESTORS AND FIRST TIME BUYERS LOOKING FOR A WELL SPECIFIED AND LOW MAINTENANCE OPPORTUNITY.



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## GROUND FLOOR

### ENTRANCE HALLWAY

with front entrance access from Wilbert Grove. Hallway with storage cupboard housing boiler and access to reception rooms, bedrooms and bathroom.

### RECEPTION LOUNGE

Open plan with uPVC fret style windows to front outlook and open plan to....

15'6" x 10'9" (4.74m x 3.30m)

### BREAKFAST KITCHEN

with laminate to floor coverings. Wall and base units with contrasting worksurfaces over. Appliances include, electric hob, low level oven, extractor canopy, space for white goods including fridge freezer and plumbing for washing machine.

12'6" x 8'2" (3.82m x 2.51m)

### BEDROOM 1

with uPVC window to rear and of double bedroom proportions.

11'3" x 9'4" (3.44m x 2.87m)

### BEDROOM 2

with uPVC window to frontage and of double bedroom proportions.

10'9" x 9'4" (3.30m x 2.85m)

### BATHROOM

Neutrally appointed throughout with white sanitary ware including; panel bath with shower fitting, low flush W.C. and pedestal wash hand basin. uPVC window to rear.

8'0" x 5'6" (2.45m x 1.68m)

### EXTERNAL

Conveniently positioned in central Beverley. Offering a select development of apartments with the subject property benefitting from dedicated parking to the courtyard and specific to this apartment.

### SERVICE AND MANAGEMENT CHARGE INFORMATION

Service charge £185 per quarter. No ground rent.

Lease length 999 years from 01.01.2004



#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

#### **FIXTURES AND FITTINGS**

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

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

#### **SERVICES**

(Not Tested) Mains Water,, Electricity and Drainage are connected.

#### **SURVEYS**

**WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.**

#### **TENURE**

We understand the Tenure of the property to be LEASEHOLD with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

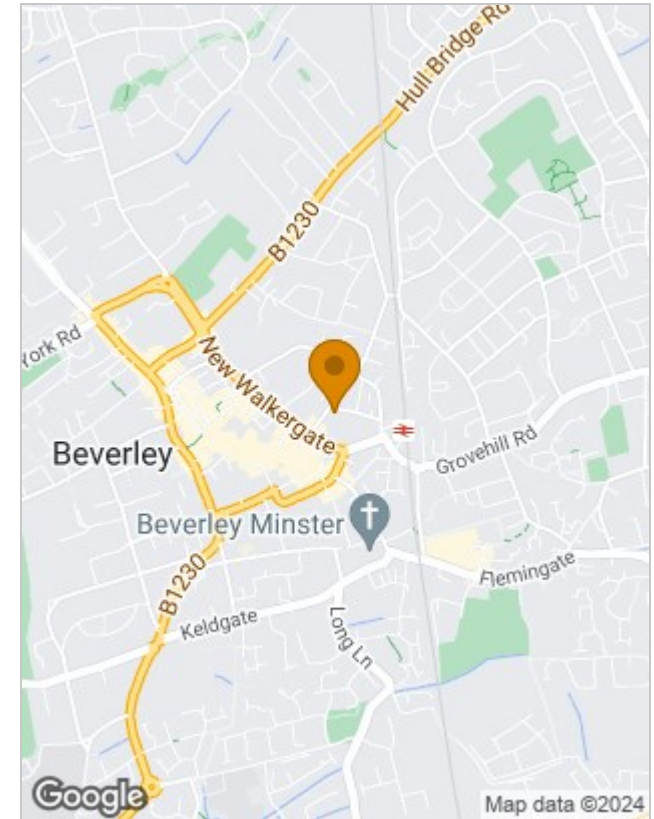
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk www.onthemarket.com



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.