

# staniford grays



16 Mill View Court, Figham Road, Beverley, HU17 0PH

£139,950

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# 16 Mill View Court

Beverley, HU17 0PH

- SECOND FLOOR APARTMENT WITH PARKING SPACE
- MODERN SPECIFICATION
- POPULAR LOCATION
- NO ONWARD CHAIN
- ELEVATED VIEWS
- TWO DOUBLE BEDROOMS
- COMMUNAL PARKING
- VIEWING ADVISED

Ideal for First Time Buyers & Investors !

A spacious Second Floor, Two Bedroom Self-Contained Apartment, in this low rise development by quality builders Risby Homes.

Located close to Beverley Beck, and within walking distance of Beverley Town Centre.

The Well appointed living accommodation comprises; Communal Ground Floor Entrance Hall with security phone entry. Second Floor : Communal Landing shared by the subject and adjoining apartments. Central Entrance Hall gives access to Open Plan Lounge with Kitchen, Two Bedrooms & Bathroom.

Electric Central Heating & Double Glazing.

Dedicated Parking, with Visitors Parking available.

Communal Landscaped Gardens.

NO CHAIN INVOLVED !

EPC RATING B



£139,950



## GROUND FLOOR COMMUNAL ENTRANCE

with secure intercom entrance door and staircase approach leading to....

## SECOND FLOOR

### ENTRANCE HALLWAY

with access to reception space and bedrooms with deep storage cupboard housing hot water cylinder and inner hallway.

### OPEN PLAN RECEPTION LOUNGE

15'5" x 14'1" (4.72m x 4.30m)

A generous open living space incorporating the lounge and dining area open plan to the fitted kitchen. Enjoying good levels of natural daylight with window to front and side elevations.

### BREKAFAST KITCHEN

10'9" x 8'11" (3.28m x 2.72m)

Fitted with a range of matching base and wall units incorporating rolled edge work surfaces. Comprises: integrated electric oven and hob, extractor, fitted fridge/freezer, plumbing for a washing machine, laminate to flooring and tiling to splashbacks.

### BEDROOM 1

12'3" x 6'11" (3.75m x 2.12m)

of double bedroom proportions with window to side elevation.

### BEDROOM 2

11'11" x 9'9" (3.64m x 2.98m)

of double bedroom proportions with window to side elevation.

### SHOWER ROOM

6'10" x 6'2" (2.10m x 1.90m)

Appointed with 3-piece suite in white comprising: shower cubicle with fully tiled surrounds, pedestal wash basin, low suite wc, extractor and space saving ladder radiator.



**LEASEHOLD INFORMATION**  
FULL DETAILS TO BE PROVIDED.

**FIXTURES AND FITTINGS**  
Various quality fixtures and fittings may be available by separate negotiation.

**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, Gas, Electricity and Drainage are connected.

**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

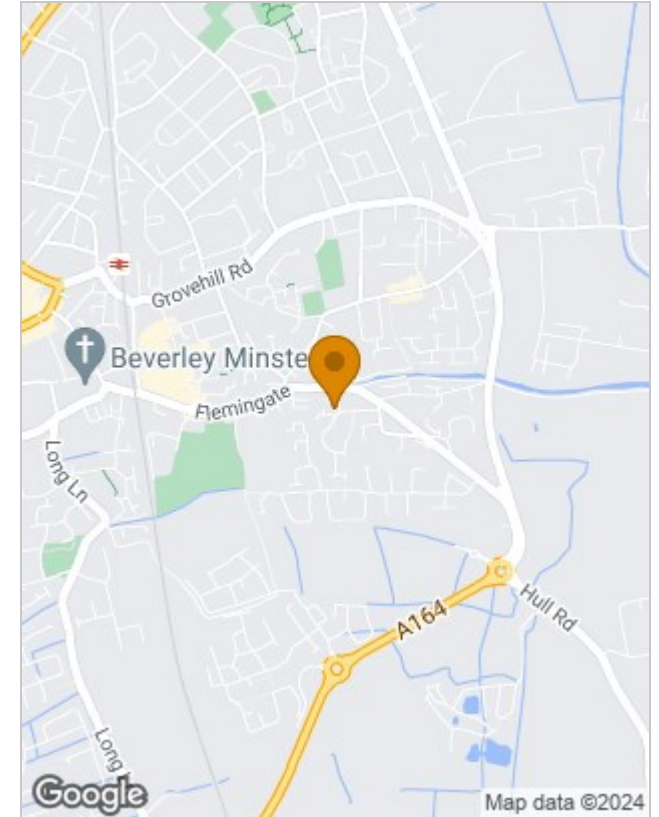
**SERVICE CHARGE AND LEASEHOLD DETAIL**  
How long is the lease- Lease term of 125 years from 2006, 107 years remaining.  
How much is the annual ground rent? £50pa  
How much is the annual service charge? £640pa



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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.