

**staniford**  
grays

**EARLY BIRD OFFER**  
\*\* £10,000 FROM THE LIST PRICE IF YOU  
RESERVE BEFORE 31ST JULY 2024 \*\*

Apartment 6 Westwood Manor, Beverley, HU17 7DH

Prices From £340,000





# Apartment 6 Westwood Manor

Beverley, HU17 7DH

- EARLY BIRD OFFER - £10,000 FROM THE LIST PRICE IF YOU RESERVE BEFORE 31ST JULY 2024
- COMMUNAL LOUNGE
- DOMESTIC SERVICE AVAILABLE
- DOOR CAMERA ENTRY FEATURE
- ONSITE BISTRO SERVING MEALS AND SNACKS
- GUEST SUITE FOR VISITING FAMILIES AND FRIENDS
- STAFF ON SITE 24 HOURS
- EXCELLENT LOCATION

Early bird offer - £10,000 from the list price if you reserve a plot before 31st July 2024.

Starting in the living area, you'll notice straight away how light and spacious it is. Step out of the patio doors, you'll find yourself in the gardens which have been designed so you can enjoy them year round without having a lift a finger. The kitchen includes a fridge freezer, waist height oven to limited bending down, there's also a ceramic hob with extractor hood. There are two double bedrooms, with a walk in wardrobe fitted in the master bedroom. In addition to the separate W.C there's also a level access shower room, completed with slip resistant flooring, hand rails and under basin storage.



Prices From £340,000



## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Entrance into the apartment gives access to a large useful storage cupboard and further living spaces.

### WC

With low flush WC and pedestal wash hand basin.

5'4 x 4'7 (1.63m x 1.40m)

### LIVING ROOM

With French doors opening onto the communal gardens allowing an abundance of natural daylight. With two ceiling lights, fitted with a smoke alarm.

15'1 x 16'10 (4.60m x 5.13m)

### UTILITY CUPBOARD

With washer/ dryer machine.

### KITCHEN

With wall and base units, tiling to splashbacks, window to the side elevation, once and a half bowl sink with mixer tap. There is an integrated waist height oven and ceramic hob with extractor hood over.

8'10 x 6'11 (2.69m x 2.11m)

### BEDROOM ONE

Of double bedroom proportions with large window, carpet to flooring, pendant ceiling light and fitted walk in wardrobe.

12'1 x 10'5 (3.68m x 3.18m)

### BEDROOM TWO

Of double bedroom proportions with large window, carpet to flooring and pendant ceiling light.

15'2 x 10'5 (4.62m x 3.18m)

### SHOWER ROOM

With convenient walk in shower area and tiling to all splashbacks, low flush WC and wash and basin.

7'4 x 7'1 (2.24m x 2.16m)

### EXTERNAL

With access to the well maintained communal gardens.



#### **AGENTS NOTE**

Please note that the photographs shown are for illustration purposes only.

#### **SERVICE CHARGE**

We understand the service charge is to be confirmed.

This includes Paying for the House Manager – they ensure the development runs smoothly  
All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas  
A 24-hour emergency call system  
Monitored fire alarms and door camera entry security systems  
Buildings insurance, water and sewerage rates  
Maintaining lifts  
Heating and lighting in communal areas.

#### **DEVELOPMENT HIGHLIGHTS**

Retirement Living PLUS, exclusive to the over 70s  
Stylish, energy efficient apartments thoughtfully designed for a low maintenance lifestyle  
On-site chef run Bistro with ever changing seasonal menus, plus barista coffee and cake  
Beautiful historic town location, with a bustling town centre and a wealth of places of interest  
Manager onsite 24/7 for your peace of mind, plus tailored domestic support and personal should you need it  
24/7 emergency call system, fire detection and door camera entry so you can see who is at the main door

#### **COUNCIL TAX:**

We understand the current Council Tax Band is TBC

#### **TENURE :**

We understand the Tenure of the property to be Leasehold. Lease term is 999 years.

#### **SERVICES :**

Mains water, electricity and drainage are connected.

#### **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



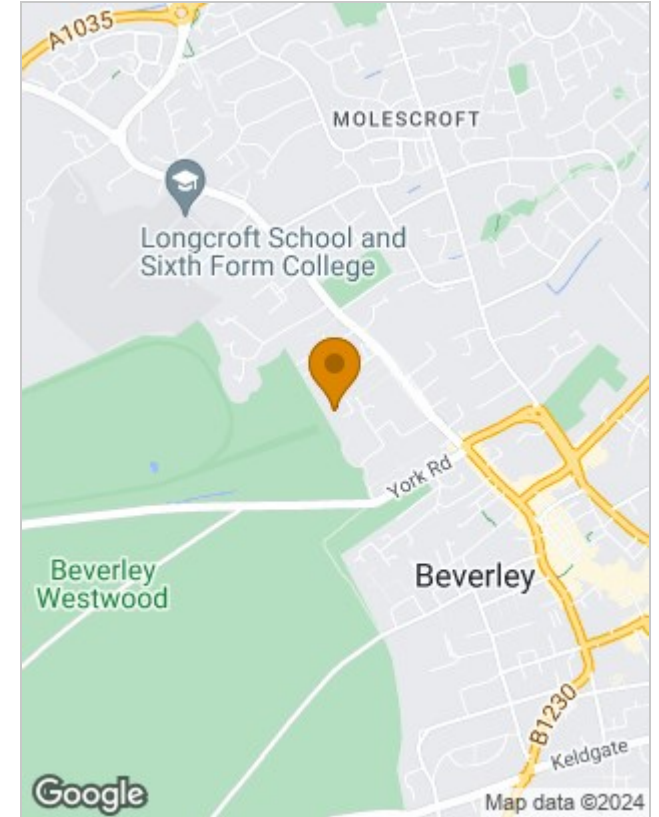
## Viewing

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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	