

staniford
grays



7 Regal Court, Manor Road, BEVERLEY, HU17 7GD

£135,000

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7 Regal Court

BEVERLEY, HU17 7GD

- TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- RECENTLY UPGRADED UPVC DOUBLE GLAZING AND NEW BOILER
- SPACIOUS 16FT LONG LOUNGE
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

A much improved immaculately presented and centrally located two bedroom first floor apartment, with two double bedrooms and a 16ft long living room.

Modernised throughout and upgraded with new windows and a new boiler the property is located in Regal Court which is a very handy location with the town center only a couple of minutes' walk away.

Presented to a high standard this apartment offers two double bedrooms, bathroom with shower, lounge with dining area and fitted kitchen.



£135,000



ACCOMODATION COMPRISES

COMMUNAL ENTRANCE HALL

With security intercom access to apartments 7 & 11.

ENTRANCE LOBBY

9'10" x 3'4" (3.00 x 1.04)

Wood door, luxury vinyl floor, pendent light fitting wall mounted radiator.

BATHROOM

6'6" x 6'4" (2.00 x 1.95)

Wood door with brass handle, spotlights, luxury vinyl floor, towel radiator, extractor fan, low flush WC, pedestal wash hand basin, bath with mixer tap, mixer shower over and full splash back tiles.

KITCHEN

9'10" x 6'5" (3.00m x 1.98m)

Wood door with brass handle, luxury vinyl floor, three way ceiling mounted spotlights, uPVC double glazed window, wall mounted radiator. A range of wall and base units, with tile effect splash backs, stainless steel circular drainer sink with mixer tap, integrated fridge freezer, integrated gas hob and electric oven, butchers block style work tops with under unit lights.

LOUNGE

16'4" x 11'1" (5.00 x 3.38)

Wood door with brass handle, carpeted floor, ceiling circle light fitting, uPVC double glazed window with wall mounted radiator below. Fire place with wood surround, electric fire with marble back and hearth.

BEDROOM ONE

14'1" x 7'8" (4.31 x 2.34)

Wood door with brass handle, carpeted floor, ceiling ring light fitting, uPVC double glazed window with wall mounted radiator below.

BEDROOM TWO

11'5" x 11'1" (3.50 x 3.40)

Wood door with brass handle, carpeted floor, pendent light fitting, uPVC double glazed window, wall mounted radiator below.

EXTERNAL

Communal staircase to the first floor.



AGENTS NOTE

The apartment doesn't come with a parking space but on street parking can be sourced via a parking permit from East Riding Council for approximately £35 per year for a single vehicle. Please check with East Riding Council for further parking permit charges.

TENURE :

We understand the Tenure of the property to be leasehold with 125 year lease from 2002. Ground rent is £100 per annum. Service charge £288 per quarter.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

As seen.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

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.

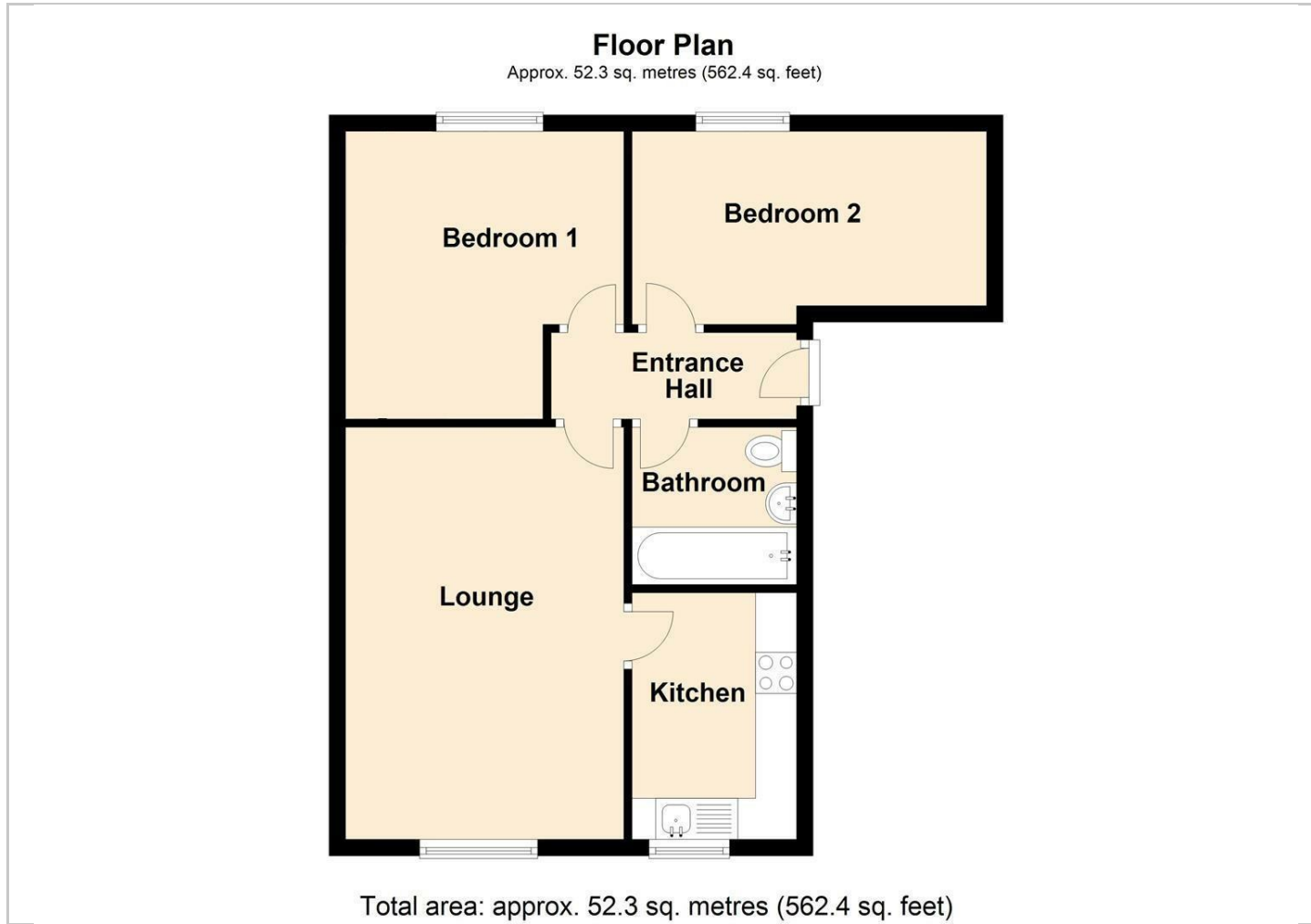
MISREPRESENTATION ACT 1967

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



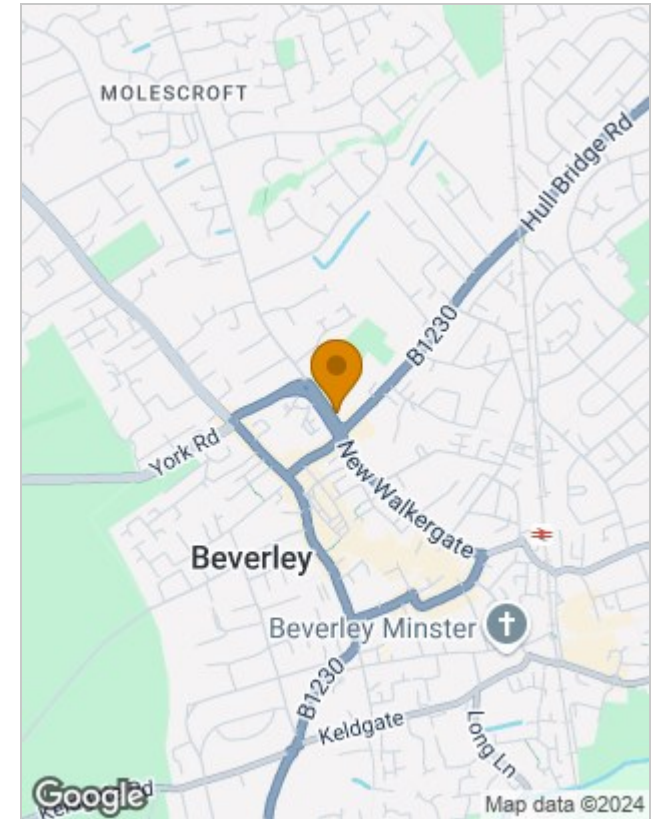
Viewing

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

