



Apt 27 Andrews Court, Molescroft Road, Beverley, HU17 7FQ

£330,000



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- OVER 55 YEARS OLD ONLY
- TWO BEDROOMS
- TWO BATHROOMS
- PRIVATE BALCONY
- PRIVATE ALLOCATED PARKING
- SET IN PRIVATE MATURE GROUNDS
- FINISHED TO A HIGH STANDARD
- HALF A MILE FROM BEVERLEY TOWN CENTRE

A purpose built two bedroom second floor apartment access via a lift, benefitting from a high specification throughout, private parking and and private balcony.

In the kitchen you'll find integrated NEFF appliances, including a hide and slide oven, dishwasher and fridge freezer plus clever storage solutions, with beautiful sleek units and worktops. The shower rooms include dual rain head showers plus illuminated vanity units and heated towel radiators.

Each apartment is beautifully finished with walnut veneer doors and completed with fitted carpets and flooring throughout.

The property benefits from its own security system, plus a digital intercom which allows you see your visitors at the main entrance, and incorporates an internal call system so you can contact your neighbours.

When the weather's fine, you can step out onto your own spacious balcony and enjoy the immaculately kept landscaped gardens. With all exterior maintenance taken care of, it leaves you free to enjoy life.

There's also a concierge on site who arranges for all the development maintenance everything from the cleaning of the social lounges, windows and gardening.



ACCOMMODATION COMPRISES

ENTRANCE HALL (L SHAPED)

11'2" x 4'11" (at longest and widest point) (3.41 x 1.51 (at longest and widest point))
Wood door with chrome handle, carpeted floor, five chrome spotlights, storage/utility cupboard, ventilation system, washer drier, hot water tank, boiler and consuming unit.

BEDROOM ONE

9'4" x 14'8" (2.87 x 4.49)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted wardrobes.

BEDROOM TWO

18'1" x 9'10" (5.53 x 3.00)
Wood door with chrome handles, carpeted floor, two chrome light fittings, front aspect uPVC double glazed window, electric radiator, fitted wardrobes. p v c to the place front aspect window, electric radiator walking wardrobe, which is one point five two by one point nine five.

ENSUITE SHOWER ROOM

9'4" x 7'2" (2.85 x 2.19)
Wood door with chrome handles, tiled floor, chrome three spotlight fitting, chrome towel radiator, wash hand basin with vanity unit, shower enclosure with mixer shower, extractor fan, low flush WC, storage cupboard.

MAIN SHOWER ROOM

7'2" x 6'6" (2.20 x 2.00)
Wood door with chrome handles, tiled floor, chrome three spotlight fitting, chrome towel radiator, wash hand basin with vanity unit and tiled splash back, shower enclosure with mixer shower, extractor fan, low flush WC.

LOUNGE

20'5" x 14'1" (6.24 x 4.31)
Double wood doors with glass panels, carpeted floor, four chrome light fittings, electric radiator, electric fire, uPVC double glazed French doors to the front aspect balcony.

KITCHEN

14'5" x 10'5" (4.41 x 3.20)
Tiled floor, four spotlight chrome fitting, electric radiator, uPVC double glazed light tunnel, integrated dish washer, fridge freezer, eye level microwave, oven and grill. Electric four ring hob with glass splash back, drainer sink with mixer tap and a range of wall and base units.

EXTERNAL

Private car parking space and maintained immaculately kept landscaped gardens.



AGENTS NOTE

This vibrant development offers an array of communal spaces designed for relaxation and socializing. Residents can enjoy three well-appointed lounges:

Homeowners' Lounge: A cozy space with tea and coffee facilities, perfect for unwinding or catching up with neighbors.

Games Lounge: A lively area for residents to enjoy games and leisure activities.

Library: A tranquil environment for those who love to read or need a quiet place to focus.

In addition, the development boasts the convenience of a bus stop right outside, ensuring excellent transport links for those on the go.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold.

LEASEHOLD INFORMATION

Lease Length: 999 years from 2019

Ground rent: £495 per annum

Ground rent review: January 2039

It is a condition of purchase that all residents must meet the age requirements of 55 years.

SERVICE CHARGE BREAKDOWN

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £3,791.21 per annum (for financial year end 30/09/2025)

MORTGAGE CLAUSE :

Stanford 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@stanfordsg.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.

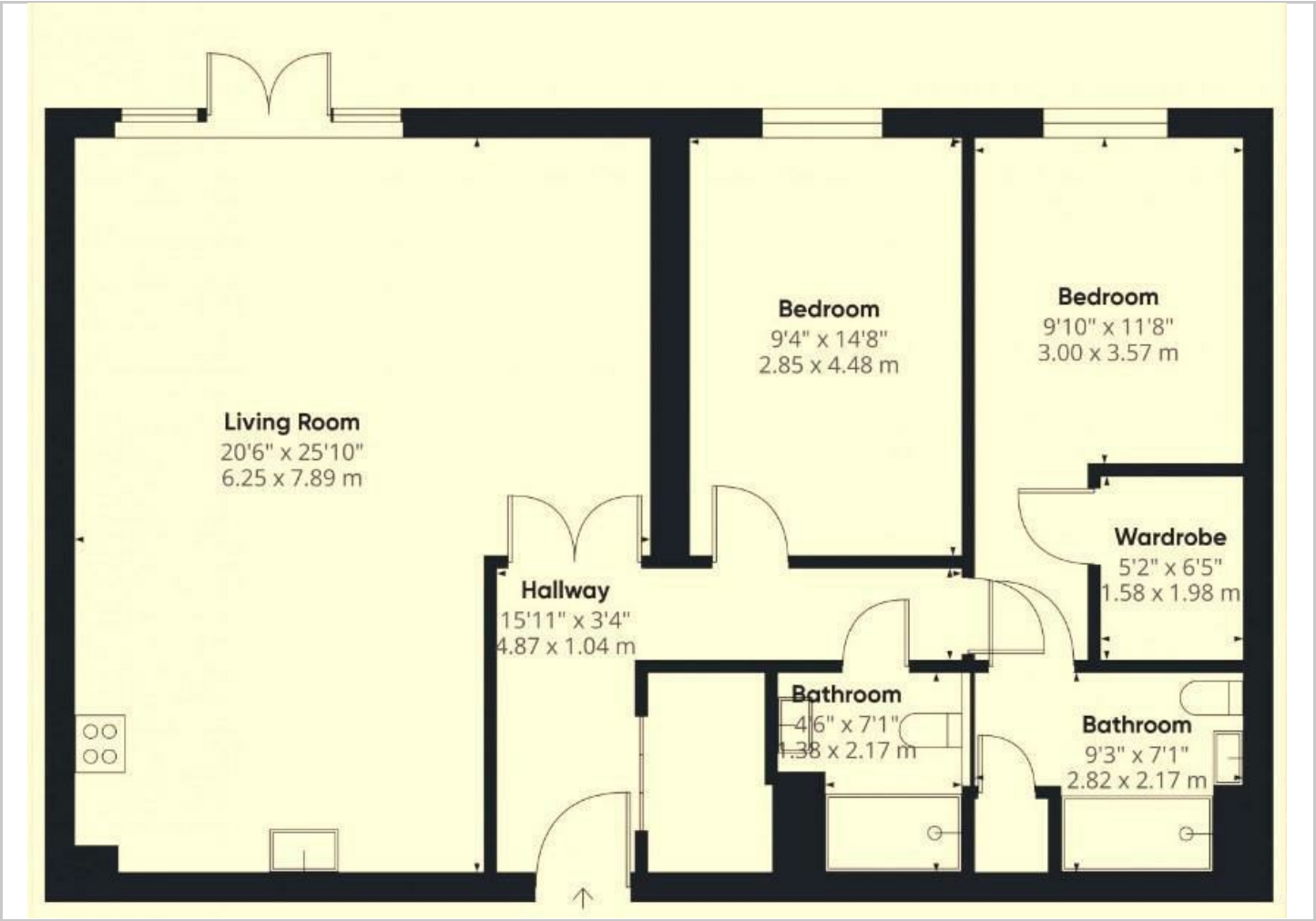
MISREPRESENTATION ACT 1967

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



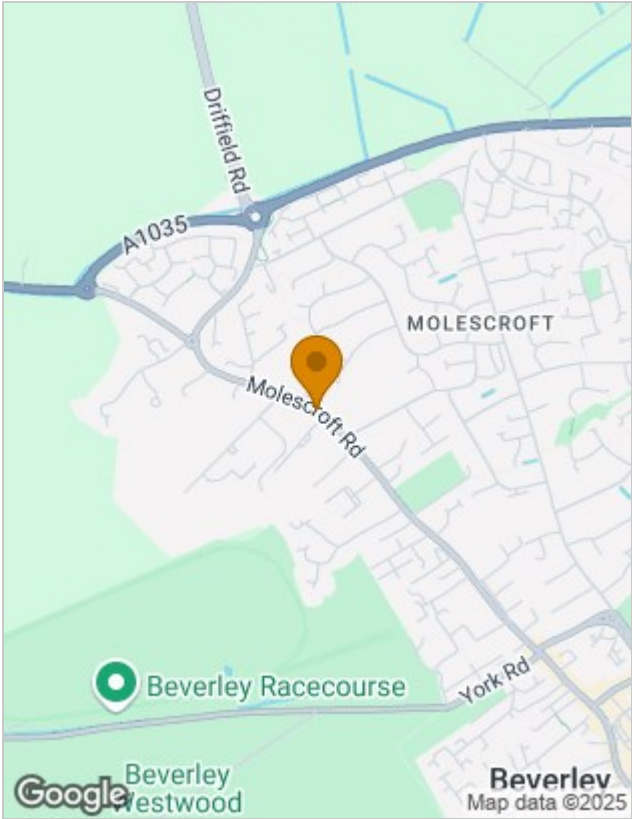
Viewing

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

