



22 Minster Court, Beverley HU17 8HQ
£121,950

- Ground floor apartment
- No onward chain
- Well-proportioned
- Patio doors onto communal garden with views to the Minster
- Private parking in car park
- Town centre position
- Modern bathroom
- EPC Rating: E
- Council Tax Band: A

A well-proportioned one bedroom apartment situated on the ground floor of this highly regarded apartment block close to the amenities of the town centre. Offered to the market with no onward chain and in move-in condition, the property benefits from an entrance hall, generously sized living room with flexibility of layout and with patio doors leading out onto the communal garden, kitchen with views over the garden, modern bathroom and a fully fitted double bedroom. Sharing attractive and well maintained communal gardens and extensive parking, viewing is highly recommended.

LOCATION

The property is located on the ground floor of this purpose-built block, which is accessed off historic Minster Moorgate close to the town centre. Minster Moorgate leads up to Beverley Minster and the location provides convenient access to all the amenities of this bustling market town.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

11'1" x 9'4" (3.38m x 2.84m)
Modern timber front door leading into the entrance hall with electric storage heater and storage cupboard.

LIVING ROOM

15'10" x 11'2" (4.83m x 3.40m)
A well-proportioned living room offering flexibility of use having space for both living and dining room furniture. A bay window with French doors leads directly out onto a patio area of the communal gardens. Electric storage heater and door through to the kitchen.

KITCHEN

8'4" x 6'10" (2.54m x 2.08m)
A fitted kitchen with a range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, electric oven and hob, stainless steel sink and drainer, washing machine and fridge freezer, and window overlooking the rear garden.

BEDROOM

12'10" x 9'10" (3.91m x 3.00m)
Fitted with an extensive range of modern fitted bedroom furniture including space for a double bed. One of the cupboards houses a double wardrobe with hanging rail and a further cupboard houses the hot water tank.

BATHROOM

5'5" x 6'2" (1.65m x 1.88m)
Three piece sanitary suite comprising panelled bath with electric shower over, pedestal hand wash basin, low level w.c. and fully tiled walls.

OUTSIDE

Minster Court is surrounded by well maintained, mature gardens with the apartment having direct access onto a patio area adjacent to the living room where there are views to Beverley Minster. In front of the apartment block is the communal parking which is a valuable feature of this central Beverley location.

SERVICES

Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold and held on a 999 year lease from 1st January 2019 (this will be confirmed by the vendor's solicitor).

We are advised that the current ground rent is £10.00 per annum and the service charge is £224.50 per quarter (this will be confirmed by the vendor's solicitor).

VIEWING

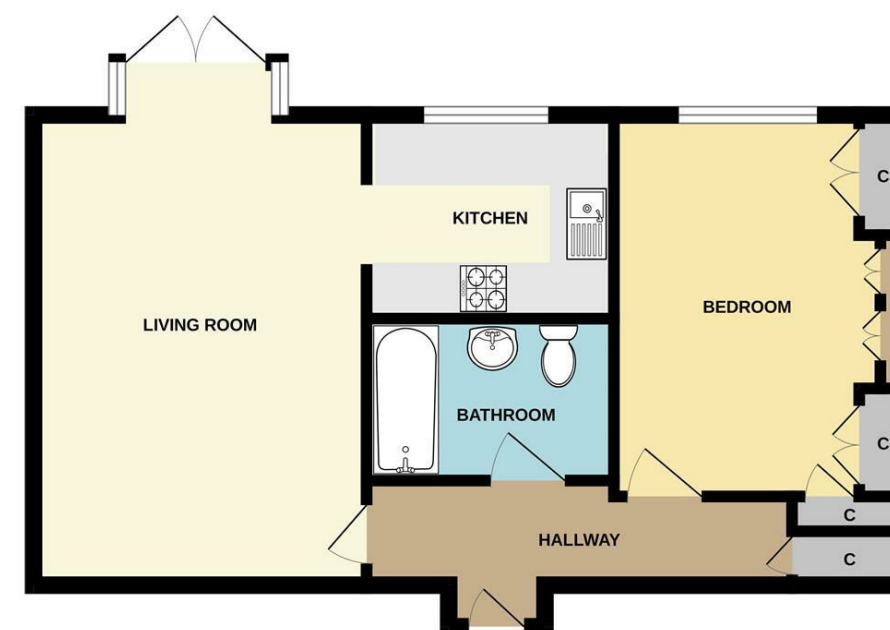
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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