





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



20 St. Marys Manor North Bar Within, Beverley HU17 8DE
£225,000

- Superb ground floor apartment
- 2 double bedrooms
- Secure and private position
- Communal gardens and car parking
- Central Beverley location
- Freehold owned by the residents
- Management charges controlled by Resident Committee
- EPC Rating: B
- Council Tax Band: D

A fabulous and rarely available ground floor apartment situated in an attractive, quiet and peaceful location overlooking the courtyard garden. Located in the centre of Beverley and adjacent to S. Mary's Church, the property is ideally located for all of the amenities. Having two double bedrooms, the principal having an en-suite shower room, the property has a spacious feel with the majority of rooms overlooking the garden. With a further bathroom, the apartment also has a well-proportioned living/dining room with the kitchen adjacent. The property benefits from the use of two further large communal rooms within St. Mary's Manor, extensive communal parking, the beautiful well maintained grounds that surround the property and a House Manager.

LOCATION

The property is located on the ground floor of this purpose-built extension to the original Manor House. Situated facing the courtyard garden, the property has a private and peaceful location which belies its position in the centre of Beverley. St. Mary's Manor is located on North Bar Within in the Georgian Quarter of the thriving market town of Beverley and adjacent to the beautiful St. Mary's Church.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

23'4" x 3'5" (7.11m x 1.04m)
Modern composite front door with security spy hole and intercom access to the main door at the front of St. Mary's Manor, burglar alarm pad and large storage cupboard.

LIVING/DINING ROOM

18'2" x 10'10" (5.54m x 3.30m)
A well-proportioned room with space for both dining and living room furniture and French doors leading out onto the courtyard garden. An Adam style fireplace has space for an electric fire.

KITCHEN

9'8" x 5'9" (2.95m x 1.75m)
A range of wall and base storage units with oak fronts, complementing butcher's block laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, slide-out space for oven and hob, washing machine, fridge and freezer, window overlooking the garden and wall mounted Worcester Bosch boiler (approx. 5 years old).

BEDROOM 1

22'3" reducing to 14'8" x 8'5" (6.78m reducing to 4.47m x 2.57m)
A double bedroom with window overlooking the garden.

EN-SUITE SHOWER ROOM

7'1" x 5'3" (2.16m x 1.60m)
Three piece sanitary suite comprising pedestal hand wash basin, back to the wall w.c., corner shower enclosure, vanity shelf and mirror light.

BEDROOM 2

18'2" x 8'9" (5.54m x 2.67m)
A further double bedroom with window overlooking the garden.

BATHROOM

8'6" x 5'9" (2.59m x 1.75m)
Three piece sanitary suite comprising panelled bath, pedestal hand wash basin, back to the wall w.c., vanity shelf, mirror light and storage cupboard.

OUTSIDE

The property has French doors leading off from the living/dining room directly onto the well maintained courtyard gardens which lie within the centre of the apartment block.

To the front of the property there is extensive communal parking for the residents which is accessed through a security vehicular gate using a fob.

COMMUNAL ROOMS

Two large communal rooms are available for hire free of charge for residents including a piano room, panelled room and a fully fitted kitchen with catering facilities for up to 50 guests.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 999 year lease commencing 01.01.1999 with 973 years remaining. There is a maintenance charge of £235.00 pcm which includes buildings insurance, maintenance of buildings, communal areas and gardens. The freehold is managed by a committee formed by the residents of St. Mary's Manor (this will all 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.
Made with Metropix ©2024