



17 Minerva Court  
Boroughbridge, York, YO51 9PB  
Guide price £115,000





This ground floor apartment, exclusive to individuals aged 55 and over, features:

- 1 Spacious Bedroom
- Comfortable Living Room
- Fully Equipped Kitchen
- Bathroom

Notable Aspects:

- Access to Communal Gardens
- No Onward Chain EPC D COUNCIL TAX BAND A
- Tenure: Leasehold with 62 years remaining.

This well-presented property is situated in a highly regarded development, conveniently located within walking distance of Boroughbridge High Street. It's an ideal opportunity for those seeking a peaceful living environment tailored for the over 55 demographic.



## Description

You enter the property through an Entrance Hall, which has a panelled front door, a built-in cloaks cupboard, and a walk-in storage cupboard with shelves and a radiator.

The property includes a double bedroom with coved cornices, a single radiator, and double-glazed windows at the front.

The bathroom has a three-piece suite that includes a low flush WC, a pedestal wash hand basin, and an inset panelled bath with a wall-mounted Gainsborough shower head. It also features full-height splashbacks, vinyl flooring, a towel rail, and a single radiator.

The spacious lounge is the main reception room. It has coved cornices, a TV aerial point, a single radiator, and double-glazed windows at the rear.

The kitchen has built-in base units on three sides with rounded edge worktops. It includes a stainless steel sink unit with a drainer, additional high-level storage cupboards, ceramic tile splashbacks, and an integrated electric oven with a four-point gas hob. There is plumbing for a washing machine and space for a freestanding fridge freezer. The kitchen also has a wall-mounted gas-fired central heating boiler, a single radiator, vinyl flooring, and double-glazed windows at the rear.

Outside, Minerva Court is a private development with communal gardens. Off-street parking is available on a first-come, first-served basis.

There is a shared bin store next to the front of the property. This property is for sale with no onward chain.

The current energy rating is D (60), but it can be improved to a C (74).

## Further Information

- Tenure: Leasehold
- Services/Utilities: All mains services should be connected
- Broadband Speed: Up to 76 Mbps download speed
- Council Tax: Band A - North Yorkshire Council
- Current Planning Permission: No valid planning permissions

\*Download speeds may vary by broadband provider, so please check with them before purchasing.

Leasehold Details:

- Start Year of Lease: 01/04/1988 (99-year lease term)
- Years Remaining: 62

- Service Charges: £288 per quarter (£1,152 annually), reviewed each year
- Ground Rent: £10 per year
- Management Company: Regent Management Ltd

## Location

The property is situated in a pleasant location within Minerva Court, set away from the main road and close to the river Ure bridge. It benefits from nearby public open spaces and scenic country walks. The charming market town of Boroughbridge features a variety of independent shops and cafés, along with essential amenities such as a Morrisons supermarket. In addition, residents can enjoy leisure facilities, including a spa and gym at the nearby Crown hotel. This area is particularly well-suited for commuters, offering convenient access to the A1(M) and A19, which provide excellent connections to surrounding regions. Additionally, railway stations can be found in Thirsk, Knaresborough, Northallerton, and York, further enhancing travel options.



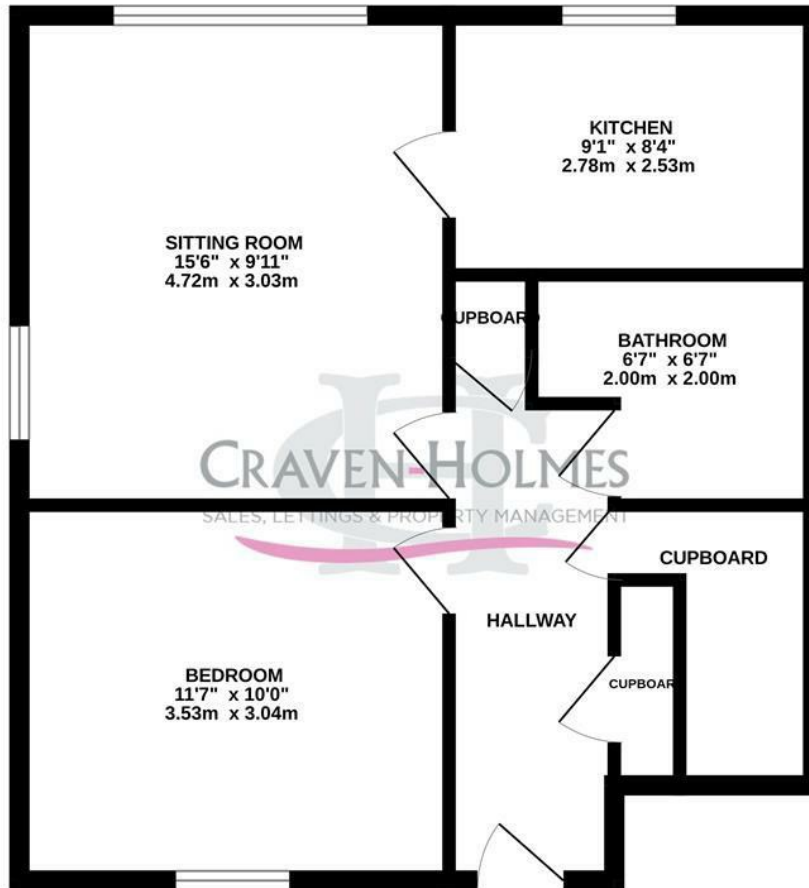








GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

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.

