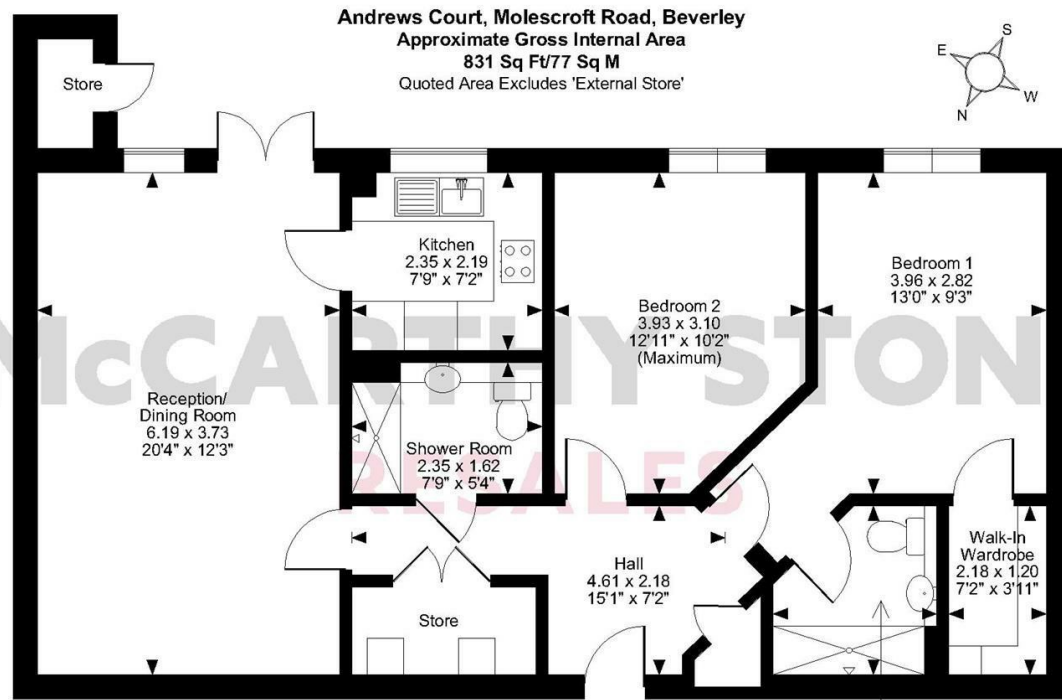


McCARTHY STONE RESALES

7 ANDREWS COURT MOLESCROFT ROAD, BEVERLEY, HU17 7FQ

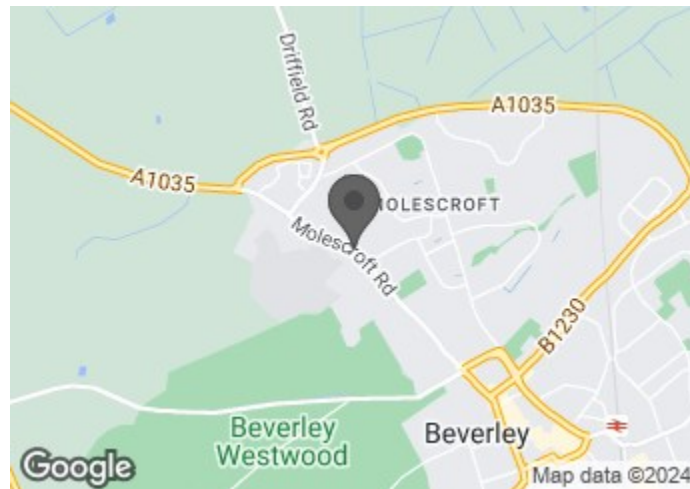


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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A VERY WELL PRESENTED TWO BEDROOM GROUND FLOOR PATIO APARTMENT overlooking communal grounds in a McCarthy AND STONE LIFESTYLE LIVING development in Beverley.

ASKING PRICE £335,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ANDREWS COURT, MOLESCROFT ROAD, BEVERLEY

2 BED | £335,000

SUMMARY

Andrews Court was built by McCarthy & Stone purpose built for retirement living.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family.

LOCAL AREA

The Medieval church of Beverley Minster dominates the unspoilt skyline of this lively trading town, home to popular Wednesday and Saturday Markets. There are plenty of popular High Street stores, alongside a huge selection of independent shops and antique emporiums. Beverley's historic cobbled streets play host to an amazing variety of musical events, including Folk and Jazz Festivals in the summer months. There are year-round celebrations for everything from literature to kite-flying - including the October food-festival, which has over 70 stalls of culinary delights, alongside street-entertainers and cookery demonstrations by top local chefs. Beverley has a wide range of eateries, from pavement cafes to fine-dining restaurants. If you fancy a Pub Lunch there are well over forty fine hostelrys to choose from - including the historic Sun Inn, dating back to 1530. As well as the nearby Beverley Racecourse, there is Yorkshire's oldest Golf Club: 'The Beverley and East Riding Golf Club' founded in 1889. For the fitness enthusiast, Beverley's East Riding Leisure centre offers a swimming pool and regular exercise classes. Beverley Railway Station provides reliable links to Yorkshire's many attractive destinations, with Scarborough, York and Hull (The 2017 City of Culture) all within easy reach. Just 0.5 miles from the development, you'll find the historic town of Beverley. Here you can discover a variety of independent shops, fashion stores and supermarkets.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response and security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a walk-in utility/storage cupboard which houses the washer/dryer. Further doors lead to the lounge, bedroom and shower room.

LIVING ROOM

This delightful living room has double opening doors to patio. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power. A partially glazed door leads into the separate kitchen.

KITCHEN

A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with a granite effect work surface with inset sink and drainer with mono lever tap and window above with views across the gardens. Integral appliances comprise of a low level oven, microwave, dishwasher, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

BEDROOM 1

Double bedroom with window overlooking the garden. Ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

EN-SUITE SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a raised level WC, wash hand basin and double mirrored cabinet above, walk-in shower cubicle with adjustable shower head. Electric heated towel rail.

BEDROOM 2

Double bedroom with window overlooking the garden. Ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. Currently being utilised as a dining room.

SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a raised level

WC, wash hand basin and double mirrors above, walk-in shower cubicle with adjustable shower head. Electric heated towel rail.

CAR PARKING SPACE

There is a car parking space included in the sale of the property.

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,026.72 per annum (for financial year end 30/09/2024)

LEASEHOLD INFORMATION

Lease Length: 999 years from 2019

Ground rent: £495 per annum

Ground rent review: January 2039

Managed by: McCarthy and Stone Management Services

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

