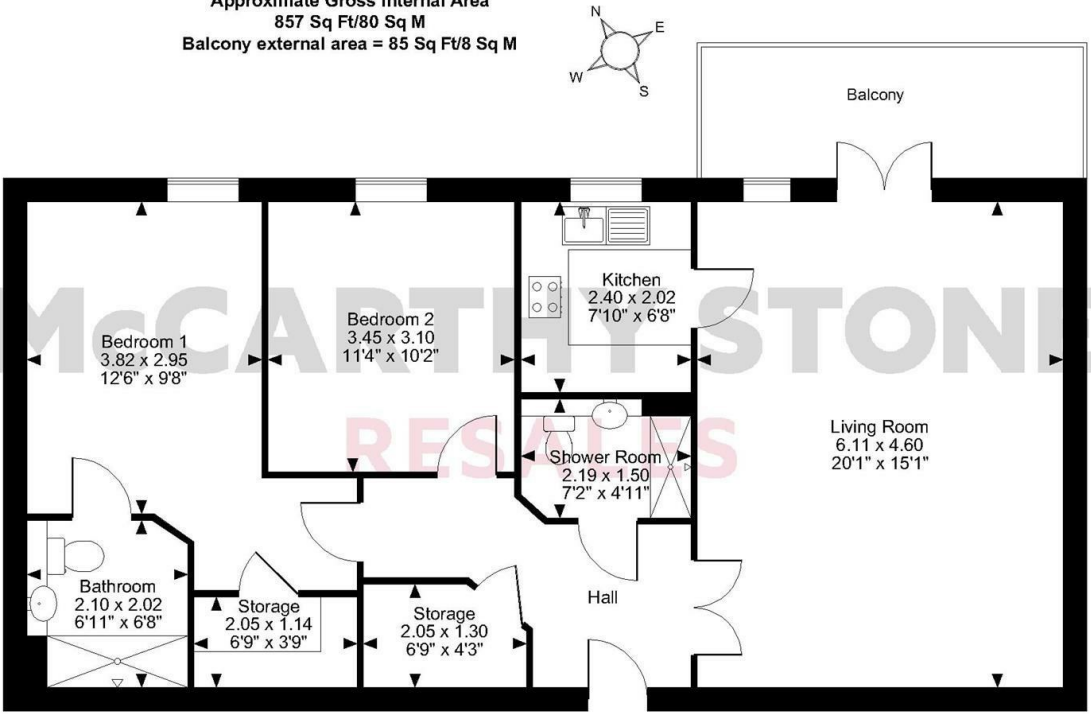
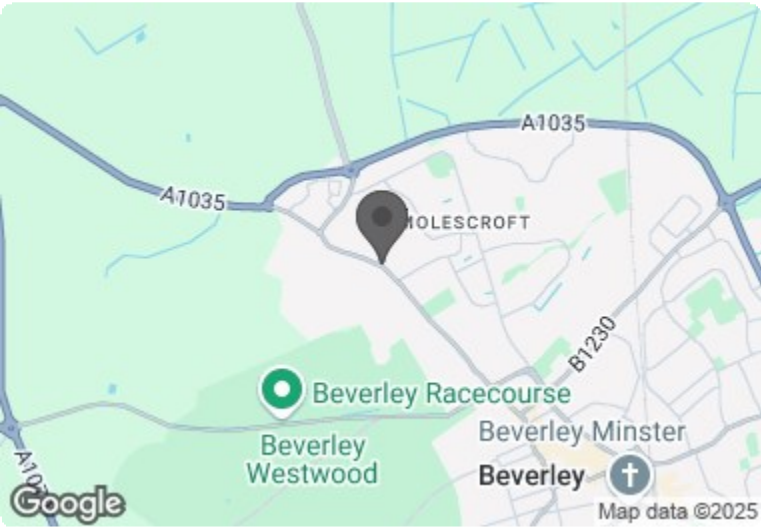



Andrews Court, Molescroft Road, Beverley  
Approximate Gross Internal Area  
857 Sq Ft/80 Sq M  
Balcony external area = 85 Sq Ft/8 Sq M



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	86	86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 12 Andrews Court

Molescroft Road, Beverley, HU17 7FQ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £310,000 Leasehold

A SPACIOUS TWO BEDROOM apartment with large BALCONY overlooking communal grounds in a McCarthy AND STONE LIFESTYLE LIVING development in Beverley.

Call us on 0345 556 4104 to find out more.



# Andrews Court, Molescroft Road, Beverley

2 Bed | £310,000

PRICE  
REDUCED

### 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' coffee 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 hostelryes 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 and letter box leads to the entrance hall - the 24-hour Tunstall emergency response and camera 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 living room, bedrooms 1, bedroom 2 and shower room.

### Living room

This delightful living room benefits from French doors which open onto a generously sized balcony overlooking the communal gardens. Within the living room there is ample space for a dining table and chairs, Feature fireplace, TV and telephone points and a Sky/Sky+ connection point, four ceiling lights, fitted carpets, raised electric power sockets and a wall-mounted electric heater.

### Kitchen

A modern fitted kitchen with a range of white, high gloss wall and base cupboards and drawers, with chrome handles. A black composite sink and drainer unit with mono lever tap is inset to the work surface. Integrated appliances comprise of a raised level oven, microwave, ceramic hob with cooker hood over, fridge and freezer. Tiled flooring, adjustable central spot lights and under pelmet lighting complete the kitchen.

### Bedroom 1

Double bedroom with aspect overlooking the garden, central ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails. Door leads through to en-suite shower room.

### En-suite

Partially tiled walls and tiled flooring, fitted with a walk-in shower cubicle with rainfall showerhead and separate handheld shower head, wash hand basin inset to vanity unit with illuminated mirrored cabinet above and WC with concealed cistern. Electric chrome heated towel rail and extractor fan.

### Bedroom 2

Bedroom with aspect overlooking the garden, central ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater.

### Shower room

Partially tiled walls and tiled flooring, fitted with a walk-in shower cubicle with rainfall showerhead and separate handheld shower head, wash hand basin inset to vanity unit with illuminated mirrored cabinet above and WC with concealed cistern. Electric chrome heated towel rail and extractor fan.

### 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: £3,791.16 per annum (for financial year end 30/09/2025)

### Leasehold Information

Lease Length: 999 years from 2019

Ground rent: £495

Ground rent review: Jan-34

Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 55 years old.

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

