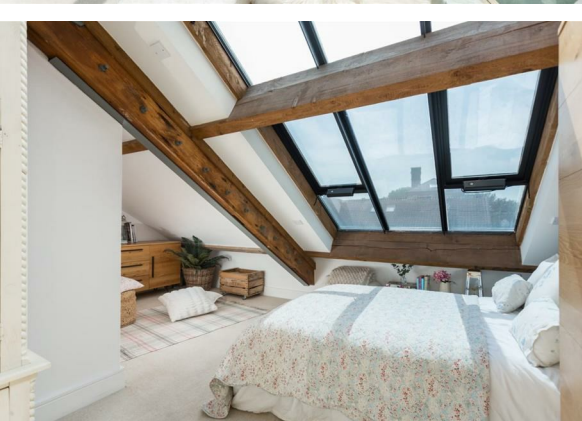




Waterside, Langthorpe, Boroughbridge Guide Price £300,000

*** CHARMING DUPLEX APARTMENT ***

A spacious, fabulously presented second floor duplex apartment with an array of original features, including exposed timber beams, metal pillars and exposed brick feature wall. The property offers flexible living accommodation and two parking spaces, all within walking distance of Boroughbridge's local amenities.



The Maltings

Built in the 1850's by the Warwick Anchor Brewery, the former maltings and kilns are believed to be the oldest surviving buildings of its type in the UK, and were drying barley and brewing beer until the 1960's before being converted in 2007 to create a number of unique and breathtakingly beautiful apartments.

The development, which is a Grade II listed building, has well kept communal areas including a fabulous entrance lobby with further details of the history of the building, and both stairs and a lift which lead up to the other floors.

Accommodation

The apartment is located on the second floor and entry is into the spacious entrance hall which has a useful utilities cupboard which houses the hot water tank and has space for washing provisions. There is also an additional good-sized storage cupboard.

There is a fabulous open plan living area with an array of exposed timber beams, metal pillars, exposed red brick walls, a feature skylight window and two Juliet balconies. The room offers flexible living accommodation with ample space for the creation of three designated areas for dining, relaxing and meal preparation.

The sitting area leads through into the beautiful kitchen with ample base units and a ceramic sink with feature tap over. There is also space for a freestanding dining table and fridge/freezer.

There is a large fully tiled bathroom with underfloor heating which includes bathtub, low flush WC and wash hand basin with mixer tap which completes the downstairs living accommodation.

A feature spiral staircase in the entrance hall leads up to the upper floor landing, which has a second access door out onto the third floor.

Bedroom one is a spectacular double with skylight windows, exposed timber beams, and a tasteful seating area. Bedroom one is completed by a fully tiled modern ensuite shower room which also benefits from underfloor heating, and includes a large shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

There is a further double bedroom with skylight windows and exposed beams which provides ample space for freestanding wardrobes, and a further seating/dressing area.

To The Outside

There is a secure gated entry system to the car park where the property's two designated car parking spaces can be found. The development also has an allocated visitor's car park as well as a communal bike store.

Energy Efficiency

The property's current energy rating is D (61) and has the potential to be improved to an EPC rating of D (62).

Additional Information

Tenure: Leasehold (It is our understanding that each of the 22 flats also own a share of the buildings freehold)

Services/Utilities: All mains and services are understood to be connected, with the exception of gas. The property has an electric heating system.

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: E - North Yorkshire Council

Grade II Listing Building

*Download speeds vary by broadband providers so please check with them before purchasing.

Leasehold Details

Starting Year of Lease: 2005 - 999 year lease

Years Remaining on Lease: 979 years

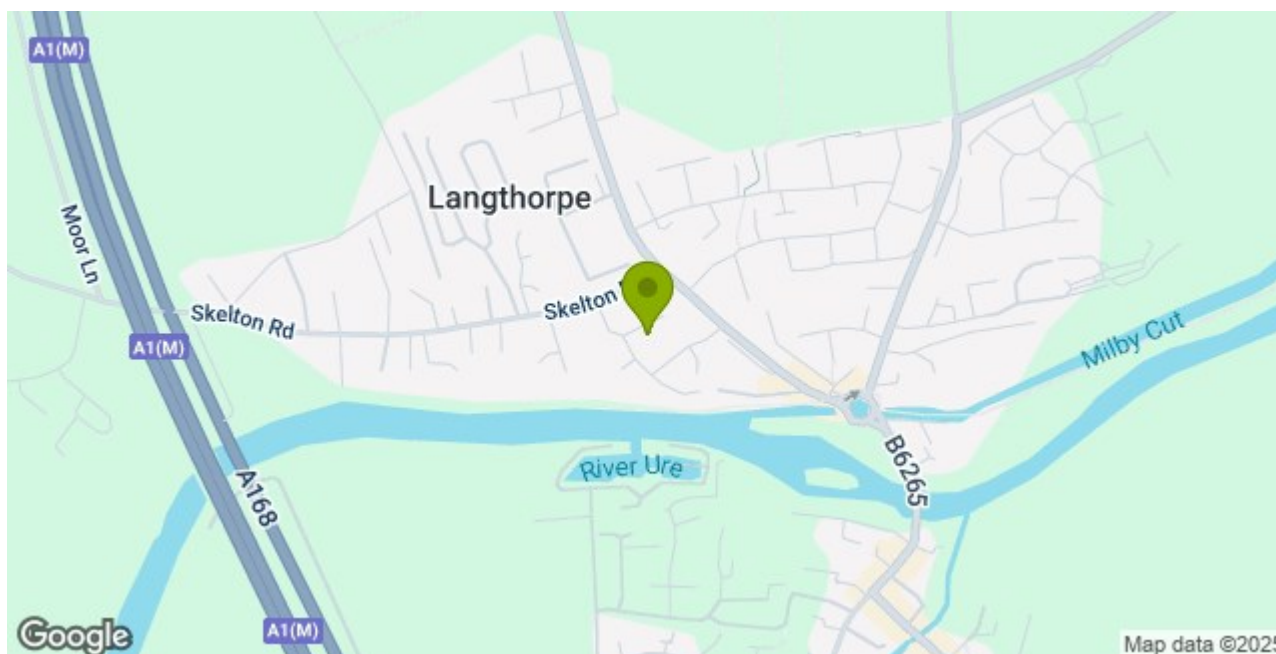
Service Charges: £257 per month

We have been informed by the client that the service charges include cleaning/upkeep of communal areas (internal and external), maintenance and running of the lift, external window cleaning, roof maintenance and buildings insurance.

The Maltings, Boroughbridge, York, YO51 9GY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1628 SQ FT / 151.26 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

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I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
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