

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

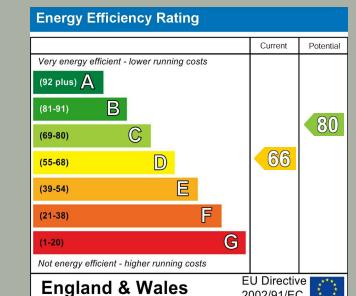
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS



This beautifully presented luxury second-floor corner apartment is exceptionally light and spacious offering the perfect blend of style and comfort. Extensively upgraded since purchase, it features a sleek new kitchen, a contemporary shower room, re-decoration throughout and new carpets creating an ideal home for both relaxing and entertaining.

The spacious lounge/dining room enjoys dual-aspect windows, flooding the space with natural light and offering delightful views of Pocklington Church.

The kitchen is well appointed with fitted cupboards and built in oven.

There are two double bedrooms, along with a contemporary shower room featuring a spacious walk-in shower.

The apartment also benefits from an allocated parking space for one vehicle.

We highly recommend viewing this wonderful bright apartment, an ideal purchase for first-time-buyers, investors or those seeking the perfect bolt-hole.

This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.

**COMMUNAL ENTRANCE**

Leading to the second floor apartment.

**ENTRANCE HALL**

1.20m x 6.29m (3'11" x 20'7" )

Wall mounted heater, entry phone system, power points, recess lighting, access to the loft, fitted cupboard with hot water tank and shelving.

**KITCHEN**

1.95m x 3.46m (6'4" x 11'4" )

Recently refurbished kitchen fitted with matching arrangement of wall and floor units, working surfaces, stainless steel sink unit, electric oven with hob & extractor over, part tiled, power points, plumbing for automatic washing machine and double glazed window to the front overlooking greenery/trees

**LOUNGE/DINING ROOM**

4.25m x 4.35m (13'11" x 14'3" )

A lovely light lounge/dining room, with space for table and chairs, wall mounted electric heater, power points, carpet flooring, dual aspect aspect double glazed windows with view of Pocklington church.

**BEDROOM ONE**

3.75m x 2.35m (12'3" x 7'8" )

Wall mounted electric heater, power points and double glazed window.

**BEDROOM TWO**

4.21 x 2.35m (13'9" x 7'8" )

Wall mounted heater, power points and double glazed window.

**SHOWER ROOM**

2.96m max x 1.97m (9'8" max x 6'5" )

Fitted modern suite comprising large walk in shower cubicle with side screen, low flush WC and hand basin, shaver point, chrome ladder style radiator, recess lighting, extractor fan, part tiled walls and opaque window.

**OUTSIDE**

Allocated car parking space.

**ADDITIONAL INFORMATION**

This apartment is leasehold and with management charges. For further details please contact us.

The Ground rent is £600 per annum and Service Charge is £1,800 per annum.

There is a 125 year old lease started on the 11th May 2015.

**SERVICES**

Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

**APPLIANCES**

None of the above appliances have been tested by the Agent.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

