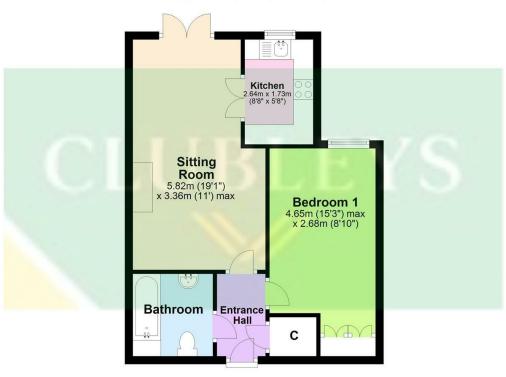
Ground Floor Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 44.7 sq. metres (481.5 sq. feet)

This plan is for illustrative purposes only. Plan produced using PlanUp.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuati
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.



60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating YO43 3AL 01430 874000 mw@clubleys.com

86 86 England & Wales

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.



20, Ingle Court, Market Weighton, YO43 3HB Offers In The Region Of £100,000



Introducing a charming one-bedroom apartment, perfectly situated on the first floor of a tranquil complex tailored exclusively for those over 55 years young. Nestled amidst the serene surroundings of beautifully maintained communal gardens. The commodation comprises a spacious entrance hall, accompanied by a generously sized fitted storage cupboard. The sitting room has ample space for a dining table with French doors over looking the beautiful gardens. The fitted kitchen has integrated appliances combining convenience and style. The bathroom has also been well maintained. McCarthy Stone creates award winning retirement properties for independent retirement living in vibrant communities, contact us for all of the benefits that the complex has to offer. OFFERING NO ONWARD CHAIN.

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







Tenure: Leasehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Recessed shelved cupboard, intercom with entry phone and care line, ceiling coving.

SITTING ROOM

5.82 x 3.36 (19'1" x 11'0")

Electric coal effect fire, ceiling coving, french doors to Juliet balcony, TV aerial point, telephone point, electric heater, double doors to kitchen.

KITCHEN

2.64 x 1.73 (8'7" x 5'8")

Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit with drainer, electric hob with extractor over, eye level oven, integrated fridge, integrated freezer, ceiling coving, wall mounted heater, part tiled walls, linoleum flooring.

BEDROOM ONE

4.65 x 2.68 (15'3" x 8'9")

Ceiling coving, electric heater, fitted wardrobes, telephone point.

BATHROOM

White suite comprising low flush WC, panelled bath with shower over and shower screen, wash hand basin set in vanity unit, fully tiled walls, wall mounted heater, extractor fan, heated towel rail.

KEY FEATURES

House Manager
24 Hour Careline
Security Entrance System
Intruder/Smoke Alarm
Residents Lounge
Guest Suite
Fitted Kitchen
Lift Laundry

OUTSIDE

The property is situated with views over the gardens. To the front of the complex is a residents car park with main entrance door having entry phone providing access to internal communal gardens. The communal gardens are beautifully maintained with various seating areas.

DETAILS OF LEASE

Management Company - First Port Retirement Property Services

ADDITIONAL INFORMATION

The current Vendor has advised us of the following charges:

Estates and Management Ltd: Ground Rent £505.00 per annum (subject to change and confirmation with solicitors)

First Port Management: Maintenance charge £2,800 per annum (subject to change and confirmation with solicitors)

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.











