



Chartwell Court, Pocklington, York, YO42 2PW

• No Onward Chain • A beautifully presented first floor flat • Kitchen with a range of appliances & a fully tiled floor • Living/dining area with dual aspect windows • Two good sized double bedrooms • Contemporary family bathroom • Allocated parking space • A short walk from the centre of Pocklington • Maintenance charge £1,400 –£1,600 p.a, Ground rent £540 p.a • EPC = C

Guide Price £127,500

On entering through the communal front door you walk up one small set of stairs to the front door of the flat. This opens to a very well lit and spacious hallway with doors off to all sides.

The kitchen/dining/living room is located at the end of the hallway and benefits from dual aspect windows that allow natural light to flood the room, whilst there is space in one corner for a dining table with chairs. The kitchen has been fitted with a U shaped granite worktop, a stainless steel sink with drainer, a four ring induction hob, a fridge/freezer, dishwasher, oven and various storage units. There is a fully tiled floor and a window which allows natural light to enter.

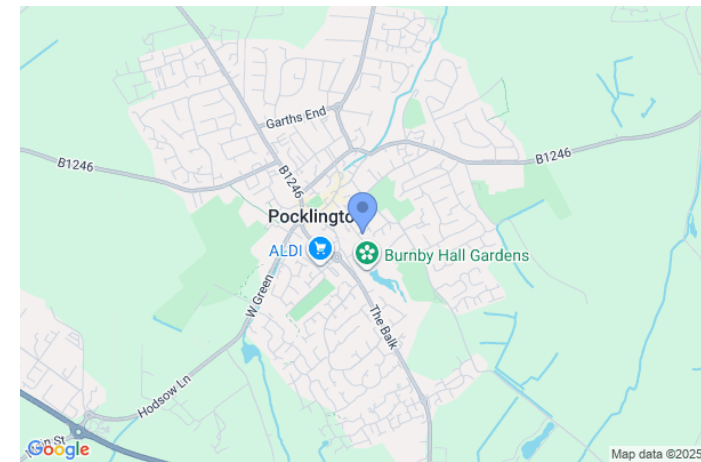
There are two good sized double bedrooms and a contemporary family bathroom comprising bath with shower attachment, low level w/c, bidet, hand basin with storage below, a wall mounted storage unit and a chrome heated towel rail.

Externally there is an allocated parking space for one car in the main carpark.

Service charge - £1,400 - £1,600 p.a

Ground rent - £540 p.a

Lease - 125 years from 11th May 2015

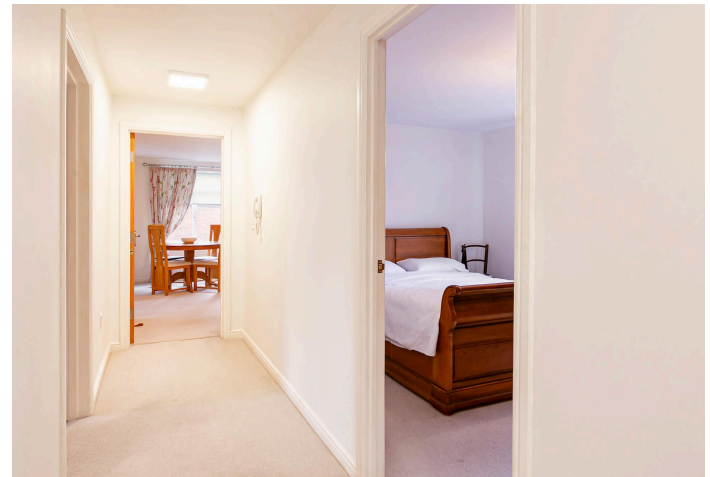




AN ATTRACTIVE TWO BEDROOM FLAT WITH NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage



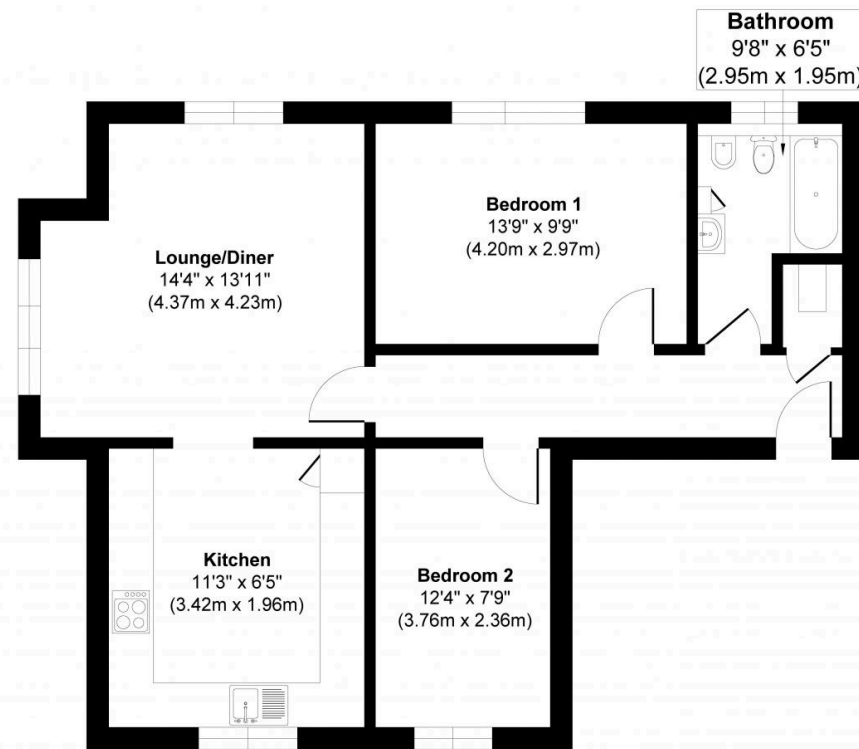
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Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 730 sq. ft / 67.86 sq. m



**First Floor Apartment
Approximate Floor Area
730 sq. ft
(67.86 sq. m)**

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