



St. Helens Mews

Howden DN14 7GZ

£125,000

LEASEHOLD

We are pleased to welcome to the market this spacious first floor, two bedroom Leasehold apartment, which benefits from a large kitchen / dining / living room area, together with a house bathroom and ensuite to the master bedroom. The apartment is situated within the heart of Howden and is therefore within walking distance of all local shops and amenities. The property is being sold with vacant possession. Ideal for First Time Buyers or Investors.

EPC: B



- Leasehold Apartment, Vacant Possession on completion
- Spacious two bedroom apartment
- First floor
- Modern kitchen

Entrance Hall

Sizeable entrance hall with a useful storage cupboard and one central heating radiator.

Kitchen / Sitting Area

The kitchen area benefits from plentiful base and wall storage units with vinyl flooring, laminate work tops and half tiled splashbacks. There are a variety of integrated appliances which include a 1 1/2 double drainer stainless steel sink, integrated fridge / freezer, under counter oven, four ring hob and an integrated washer / dryer. There is also a wall mounted Baxi gas boiler. Two central heating radiators.

Bedroom One

To the front elevation, one central heating radiator and benefits from an en-suite.

En-Suite

A white suite which comprises of a wash hand basin, low flush W.C and a fully tiled corner shower cubicle. with mains shower connection. The remaining walls are tiled to half height. One central heating radiator.

Bedroom Two

To the front elevation. One central heating radiator.

Bathroom

A bath with mains chrome shower fitting and tiled surround, wash hand basin with cabinetry underneath alongside a W.C with a concealed cistern. The remaining walls are tiled to half height, alongside vinyl flooring, ceiling mounted extractor fan and one central heating radiator.

Leasehold Terms

The lease term is 999 years and this started on the 1st January

2006.

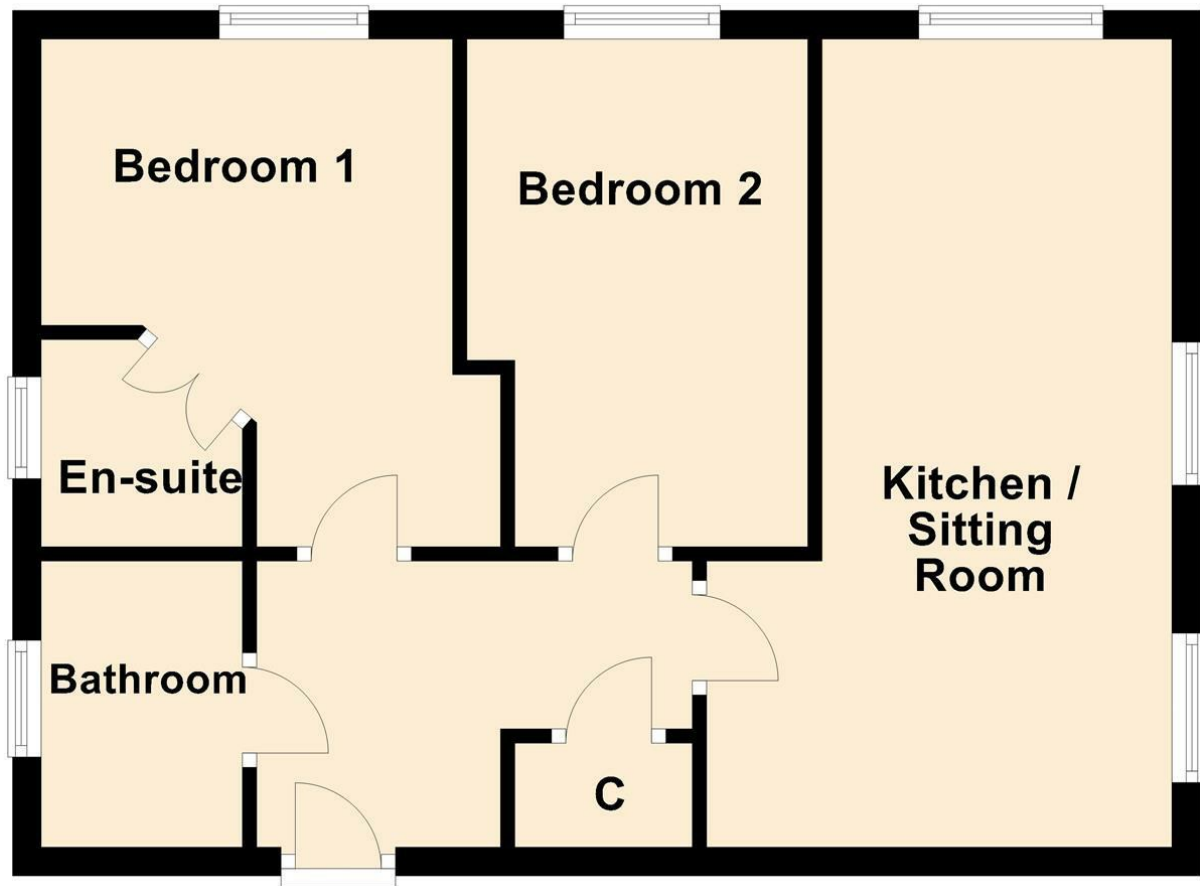
The ground rent is £150 per annum and the service charge is £1,247.78 per annum.



- Two bedrooms • En-suite to the master bedroom • The apartment is being sold with vacant possession • Ideal for First Time Buyers or a Fantastic investment opportunity



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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