

Apartment 7, The Corn Mill, Main Street,
Stamford Bridge, YO41 1QE
£275,000



ABOUT THE PROPERTY

Welcome to this contemporary 2 bedroom apartment located within the historic Corn Mill in Stamford Bridge where modern sophistication meets comfort in every corner. Step into a space that has been meticulously modernized throughout, boasting a seamless blend of luxury and functionality.

As you enter, you'll immediately notice the underfloor heating that flows effortlessly beneath your feet, offering warmth and comfort in every room. With separate controls for each space, you have the freedom to adjust the temperature to your liking, ensuring personalized comfort throughout your home. The centrepiece of this apartment is undoubtedly the private porcelain tiled terrace, offering a serene retreat with elevated views overlooking the tranquil weir. Whether you're sipping your morning coffee or unwinding after a long day, this outdoor oasis provides the perfect backdrop for relaxation and entertainment. The heart of the home lies in the sleek and stylish hi-gloss kitchen, where form meets function effortlessly. Adorned with granite countertops, the kitchen exudes elegance and practicality, providing ample space for culinary endeavours and casual dining alike. Equipped with modern appliances and ample storage, it's a culinary enthusiast's dream come true. Both bedrooms have been thoughtfully designed to offer comfort and tranquillity, with ample natural light and storage. The contemporary design continues into the shower rooms, where luxurious fixtures and finishes create a spa-like atmosphere, perfect for unwinding and rejuvenating.

With its modern amenities, stylish finishes, and breath-taking views, this 2-bedroom apartment sets the stage for a lifestyle of luxury and is offered with the convenience of no forward chain.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Telephone intercom system.
Tiled flooring with under floor heating.

OPEN PLAN LIVING

7.52 x 3.12 (24'8" x 10'2")
Window to rear and French doors to side leading out to the balcony.
Tiled flooring with under floor heating. Modern vertical radiator.

KITCHEN AREA

Wall and base units comprising of granite work surfaces, integral appliances to include eye level combi oven/microwave, double oven, induction hob and 1/2 bowl stainless steel sink unit. Space for under counter fridge, freezer and wine cooler.

BEDROOM ONE

3.55 x 2.80 + wardrobes (11'7" x 9'2" + wardrobes)
Window to rear.
Fitted furniture and wardrobes to one wall. Tiled flooring with under floor heating.

EN SUITE SHOWER

Suite comprising shower cubicle, low flush WC and wash hand basin set in vanity unit. Tiled flooring with under floor heating, extractor fan.

BEDROOM TWO

3.02 x 2.43m (9'10" x 7'11")
Window to rear.
Tiled flooring with under floor heating.

SHOWER ROOM

2.46 x 1.77 (8'0" x 5'9")
Suite comprising walk in shower, low flush WC and wash hand basin set in vanity unit. Tiled flooring with under floor heating, extractor fan.
Utility cupboard housing space for washing machine and tumble dryer.

BALCONY

7.3m x 5.6m (23'11" x 18'4")
Looking out over the Corn Mill grounds, River Derwent and beyond. The balcony has tiled flooring and iron rail fencing.

ADDITIONAL INFORMATION

LEASEHOLD INFORMATION

We've been advised that the service charge, including property insurance, is £174.55 per month, and there are 980 years remaining on the lease.

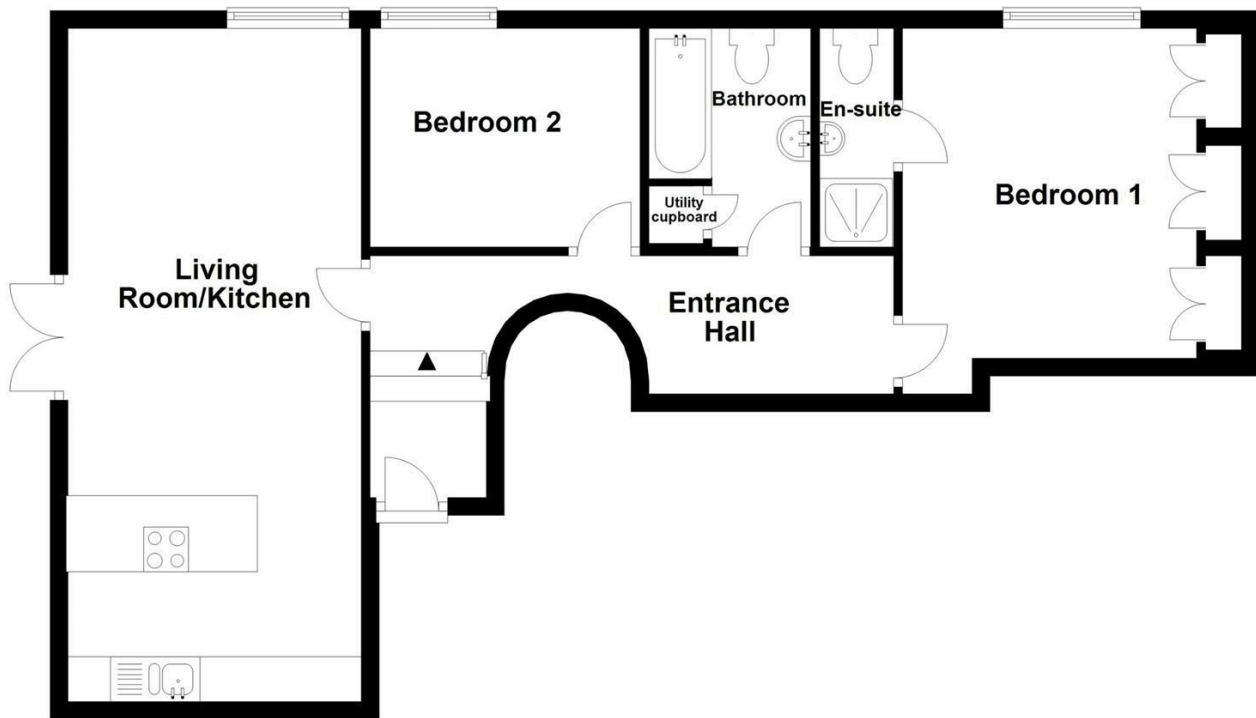
SERVICES

Mains Gas, Water, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.





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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

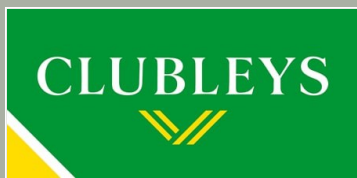
FREE VALUATIONS FOR SALE

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.

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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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.