

Apt 18 Sovereign Court, Low Catton Rd,
Stamford Bridge, YO41 1FD
£270,000



ABOUT THE PROPERTY

We at Clubleys are delighted to offer this superb luxury apartment, available exclusively to the over 55's and with NO forward chain.

Nestled down the most beautiful private driveway, the 'Sovereign Court' development, is well placed and just a short walk to the local amenities. Standing within stunning private grounds, there is plenty of space to enjoy the gardens and various seating areas.

The apartment offers a most welcoming entrance hall with two large storage cupboards, and double doors leading into the spacious open plan living area, with French doors on to the balcony enjoying views over the gardens, perfect for 'al fresco' dining. The kitchen area is fully equipped with 'Neff' integrated appliances and granite working surfaces, leading to a spacious utility room offering plumbing for an automatic washing machine and additional storage space. There are two double bedrooms, the master benefitting of a walk in wardrobe and en suite shower room, which has a large walk in shower with waterfall shower head and shower attachment, the sink and basin housed by a modern vanity unit. Servicing the rest of the apartment is a further shower room, which mirrors the standard of the en suite facilities.

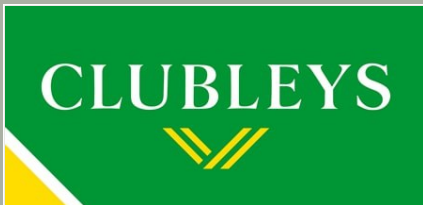
Other features to note are underfloor heating throughout with individual room programmable thermostats and air ventilation unit with heat recovery function. There is also allocated parking for one vehicle, and visitor parking available on site.

We urge you to view this lovely Apartment. Contact Clubleys on 01759 373709 to arrange your viewing.

Tenure: Leasehold. East Riding of Yorkshire Council Band: D







THE ACCOMODATION COMPRISES OF:

ENTRANCE HALL

Front entrance door.
Telephone intercom system, boiler and storage cupboards.

OPEN PLAN LIVING

6.46m max x 5.37m max (21'2" max x 17'7" max)
Window and French doors to the rear elevation, opening to the balcony. Electric fire set in modern surround, TV point, Sky connection point, telephone point.

KITCHEN AREA

The kitchen is fully equipped comprising wall and floor units with granite working surfaces, integrated Neff appliances including eye level electric oven, microwave, electric hob with extractor fan over, fridge, freezer and dishwasher. 1 ½ bowl stainless steel sink unit. Tiled flooring, door to;-

UTILITY

Plumbing for automatic washing machine, tiled flooring.

MASTER BEDROOM

6.70m max x 2.55m (21'11" max x 8'4")
Window to rear elevation.
Telephone and TV point, spacious walk in wardrobe (approximately 1.70m x 1.30m) with rails and shelving.

EN SUITE SHOWER ROOM

2.46m x 1.85m (8'0" x 6'0")
Suite comprising walk in shower with waterfall shower and additional attachment, vanity unit incorporating low flush WC and wash hand basin. Chrome ladder style towel rail, extractor fan, part tiled walls, tiled flooring.

BEDROOM TWO

4.70m x 2.55m (15'5" x 8'4")
Window to rear elevation.
Telephone point.

SHOWER ROOM

2.07m x 1.96m (6'9" x 6'5")
Suite comprising walk in shower with waterfall shower and additional attachment, vanity unit incorporating low flush WC and wash hand basin. Chrome ladder style towel rail, extractor fan, part tiled walls, tiled flooring.

LEASEHOLD INFORMATION

Please note the current vendor has advised us of the following information;- The property was granted a 999 year lease in 2017. There is an annual ground rent of £495 per annum, and a service charge of £3557.52 per annum. This covers cleaning of communal areas including external window cleaning, electricity, heating and lighting of communal areas. 24 hour emergency call system, upkeep of the grounds and gardens, repairs and maintenance of buildings and communal areas and building insurance. The charge also includes water.

ADDITIONAL INFORMATION:

SERVICES

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

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

BROADBAND

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

MOBILE

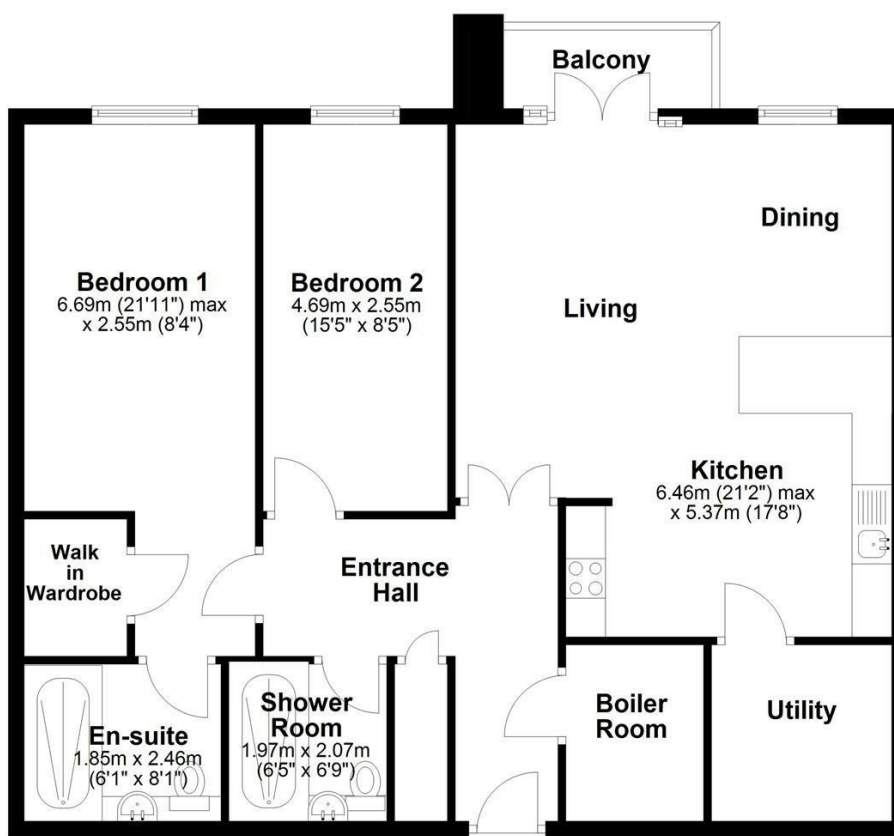
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

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.



Ground Floor



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

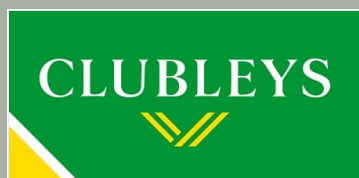
FREE VALUATIONS FOR SALE

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

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.