

Apartment 1, The Corn Mill,  
Stamford Bridge, YO41 1QE  
£255,000



VIEWING HIGHLY RECOMMENDED.

Nestled within the heart of Stamford Bridge stands the grade II listed "Corn Mill", converted back in 2005 into 12 apartments with electronic gated access, private parking and communal gardens.

A rare opportunity has now arisen to purchase Apartment One, situated on the ground floor with impressive open plan living benefitting from fantastic views over the River Derwent. Offered with no forward chain, the accommodation comprises of an entrance lobby leading into the spacious inner Hall, a large open plan living area with fitted kitchen and integrated appliances, two double bedrooms; with the master having its own en suite shower room and a further bathroom.

The property is leasehold with an attached annual service charge, further details can be obtained by contacting the office. East Riding of Yorkshire Council, Tax Band D.



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#### ENTRANCE LOBBY

Leading to the:

#### ENTRANCE HALL

Beamed ceiling, power points, and radiator.

#### OPEN PLAN LIVING AREA

7.62 x 6.4 (24'11" x 20'11")

Windows to the front and side elevations. Power points and radiator.

#### FITTED KITCHEN

Windows to the front and side elevations. Fitted with a range of wall and base units, working surfaces, belfast style sink unit, stainless steel electric cooker, 4 ring gas hob with stainless steel cooker hood over and integrated appliances.

#### BEDROOM ONE

3.7 x 3.62 (12'1" x 11'10")

Window to the front elevation. Beamed ceiling, power points and radiator.

#### ENSUITE SHOWER ROOM

1.55 x 2.75 (5'1" x 9'0")

Three piece white suite comprising of a shower cubicle, pedestal wash hand basin and low level WC. Beamed ceiling, extractor fan and radiator.

#### BEDROOM TWO

4.48 x 2.85 (14'8" x 9'4")

Window to the side elevation, power points and radiator.

#### BATHROOM

Three piece white suite comprising of a corner bath, pedestal wash hand basin, low level WC, tiled splashbacks and radiator.

#### COMMUNAL GARDENS

The entrance to the Corn Mill is via electronic gates that opens into the parking area which has an allocated parking space and visitor parking area. A gateway leads to a pleasant communal garden overlooking the River Derwent.

#### LEASE & CHARGES

There was a 999 year lease granted on the property in 2005.

An annual service charge is applicable, which covers building insurance and building repairs, common area

maintenance (including the lift), common area lighting and electric (including fire alarms), common area cleaning and maintenance of the grounds. Please contact the office for details.

#### ADDITIONAL INFORMATION

Please note that some of the marketing photos are not current but give a good indication to the property.





**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

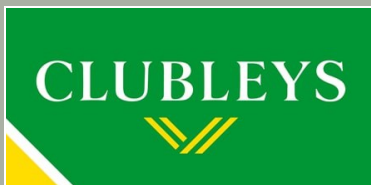
**FREE VALUATIONS FOR SALE**

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			
(69-80) C			
(55-68) D		60	69
(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.