



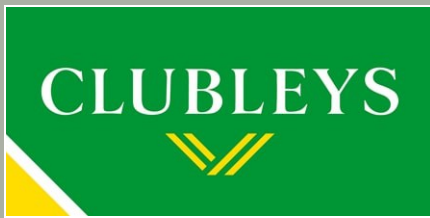
Apartment 12, Sovereign Court, Low Catton Road, Stamford Bridge, YO41 1FD



FABULOUS AND SPACIOUS ONE BEDROOM APARTMENT AVAILABLE EXCLUSIVELY TO THE OVER 60'S

Nestled down a 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 welcoming entrance hall with storage cupboard and a door leading into the impressive and spacious open plan living area, with French doors on to the balcony enjoying views over the gardens. The kitchen area is fully equipped with integrated appliances and granite working surfaces, leading to a spacious utility room offering plumbing for an automatic washing machine and additional storage space. There is a double bedroom benefitting of a walk in wardrobe, and 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. Other features to note are underfloor heating throughout. There is also allocated parking for one vehicle, and visitor parking available on site.

We urge you to view this fantastic apartment. Contact Clubleys on 01759 373709 to arrange your viewing.



Tenure: Leasehold
East Riding of Yorkshire Council
BAND: C

ENTRANCE HALL

Front entrance door, telephone/video access intercom system, large walk in cupboard. Underfloor heating.

OPEN PLAN LIVING

6.11 max x 3.90 (20'0" max x 12'9")
Window and French doors to the front elevation, opening to the balcony.
Underfloor heating.

KITCHEN AREA

2.52 x 2.48 (8'3" x 8'1")
The kitchen is fully equipped comprising wall and floor units with granite working surfaces, integrated appliances including eye level electric oven, electric hob with extractor fan over, fridge/ freezer and dishwasher. 1 ½ bowl stainless steel sink unit. Tiled flooring, underfloor heating, door to;-

UTILITY

Plumbing for automatic washing machine, tiled flooring.
Underfloor heating.

MASTER BEDROOM

4.19 x 3.02 (13'8" x 9'10")
Window to front elevation.
Spacious walk in wardrobe, underfloor heating.

SHOWER ROOM

2.17 x 1.82 (7'1" x 5'11")
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. Underfloor heating.

ADDITIONAL INFORMATION

LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

SERVICES

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

LEASE 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 £500 per annum, and a service charge of £2757.48 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.

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

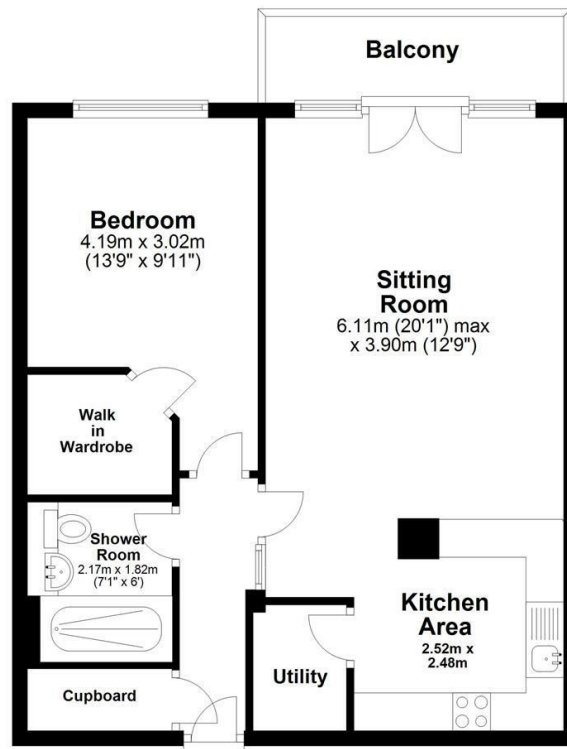
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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Ground Floor



Total area: approx. 57.5 sq. metres (618.8 sq. feet)

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

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.

MATERIAL INFORMATION

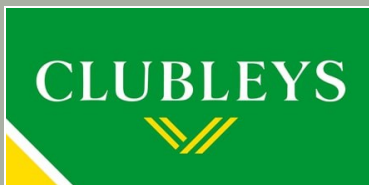
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	85
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.