



Wilton Road Hornsea, HU18 1QU

*****BEAUTIFULLY APPOINTED GROUND FLOOR APARTMENT IN AN HISTORIC BUILDING***** Set within a characterful period building, this property has been thoughtfully renovated to a high standard to create a stylish and contemporary apartment. Preserving the charm and elegance of its original architecture, the apartment offers modern comforts and spacious living with an open-plan living area, designed to maximize natural light and provide a flexible space for relaxing, dining, and entertaining, two generously sized bedrooms and two modern shower rooms, one en-suite, ensuring comfort and convenience for residents. There is a courtyard garden to the rear and parking. The high-quality fixtures and contemporary design provide a luxurious feel throughout. Whether you're seeking a stylish home, looking for a modern living space with character for permanent living or a holiday escape, or interested in a high-quality rental property, these apartments offer the perfect combination of historic charm and contemporary convenience.

We have included some artist impression drawings to the pictures so you can see exactly how this lovely property could look. Call us now to book your viewing and speak to Claire, Lisa or Donna on 01964 533343.

Energy rating - D, Council Tax Band - Awaited, Tenure - Leasehold.

£185,000

Entrance Hall 14'6" max x 6'8" (4.43 max x 2.05)

Impressive private entrance hall with double glazed door, tiled flooring, built in cupboard and radiator.

Lounge 15'1" x 15'5" (4.62 x 4.71)

Large reception room with beautiful bay window to the front, down lights and electric radiator.

Kitchen 11'9" x 10'0" (3.59 x 3.06)

Open plan to the lounge, a range of fitted wall and base units with worksurfaces over and splash backs incorporating single bowl sink unit and drainer with mixer tap over. Electric oven and hob with extractor hood, integrated fridge freezer, dishwasher and washing machine, tiled floor and door to rear garden.

Main Bedroom 13'3" max x 12'11" max (4.04 max x 3.94 max)

Window to front, carpeted flooring, down lights and electric radiator.

En- suite 5'9" x 5'8" (1.76 x 1.75)

White three piece suite comprising:- step in shower cubicle, vanity unit with wash hand basin and low level wc. Tiled walls and flooring, extractor fan down lights and ladder style heated towel rail.

Bedroom 2 9'0" x 9'0" (2.75 x 2.75)

Window to rear, downlights, carpeted flooring and electric radiator.

Bathroom 6'8" x 6'7" (2.05 x 2.03)

White three piece suite comprising:- free standing bath with shower over, pedestal hand wash basin and low level wc. Tiled walls and flooring, heated towel rail and extractor fan.

Garden

To the rear of the property is a gravelled garden.

Parking

There is one allocated parking space for the ground floor apartment.

Tenure Clarification

LEASEHOLD DETAILS

MIGMA 1 WILTON ROAD HORNSEA
HU18 1QU

How does the leasehold work?

The leaseholder will be a company set up by the existing owner of the building (eg Migma Properties Hornsea LTD). The company will hold 3 shares, the owner of each apartment will be allocated 1 share, giving each apartment owner equal shares in the company. This will be carried out via each parties solicitors at point of purchase.

As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

- The 2 apartments with allocated parking spaces will be responsible for the upkeep of the parking areas.
 - Apartment 1 will be responsible for the outside space as this is allocated to the ground floor apartment.
 - Apartments 2 & 3 will be responsible for upkeep of the rear stairwell and stairwell roof, this also includes the landlords electricity supply specific to the stairwell.
 - Responsibility for the remaining fabric of the building and roof will be shared equally between all 3 apartments.
- Each apartment will come with a 999 year lease term.
- Please call the office if you would like more information.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

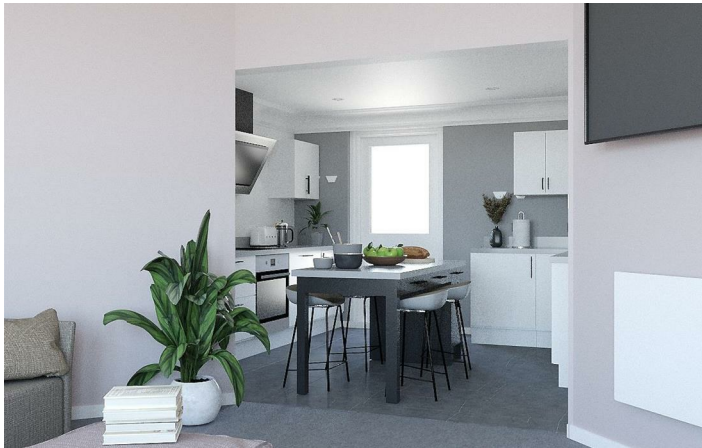
Amenities

Hornsea has a lovely community feel and you will be made very welcome here. Whatever your interests there are like minded people and a club for everything from Ceilidhs, fishing, crafting and more. Migma is close to sea, mere and town centre placing you in a perfect position to get to all of Hornsea's amenities in a short time.

- Beautifully appointed apartment
- Open plan kitchen and lounge
- Gravelled courtyard garden to rear

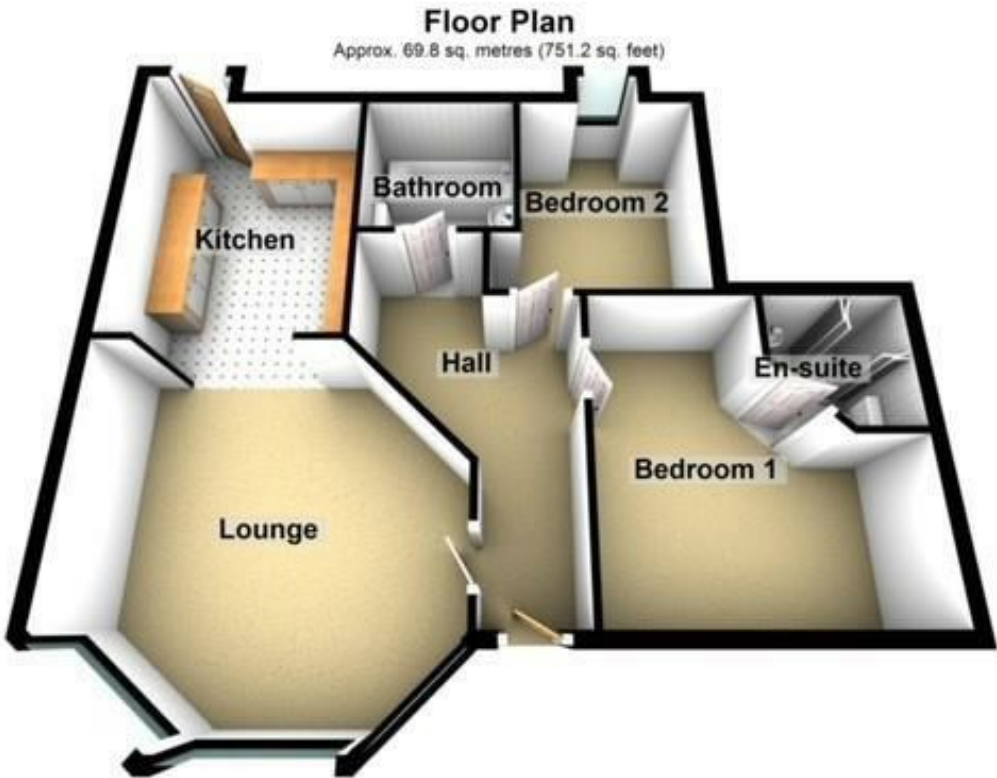
- Attractive period property
- Two bedrooms
- Parking space

- Ground floor
- Bathroom and shower room
- Viewing essential





Floor Plan



Total area: approx. 69.8 sq. metres (751.2 sq. feet)

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	