



Chancery Court, Brough, HU15 1FG  
£89,000

  
**Bannister**  
Estate & Letting Agents

# Chancery Court, Brough, HU15 1FG

## Key Features

- NO CHAIN
- 1 Bedroom Apartment
- Ground Floor Accommodation
- Open Plan Living Kitchen
- Bedroom With Fitted Wardrobes & Balcony
- Communal Gardens
- Designated Parking
- Furnishings Available
- EPC = C
- Council Tax = A

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 80        |
| (55-68) <b>D</b>                            | 69      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

NO CHAIN - This attractive ground floor apartment is offered to the market with no onward chain and is ideally situated in a convenient location close excellent transport links.

Accessed via a secure communal entrance with intercom system, the property benefits from its own private entrance leading into a welcoming hallway. The spacious open-plan living kitchen provides a modern and versatile space. The double bedroom features fitted wardrobes and enjoys direct access to a private balcony, offering a pleasant spot to relax outdoors. A bathroom completes the accommodation.

Externally, residents benefit from well-maintained communal gardens and a designated parking space within the courtyard.





## THE DEVELOPMENT

The property is positioned on the ground floor of the purpose built apartment block.

## COMMUNAL ENTRANCE

A communal entrance can be accessed via a remote intercom linking to the apartment.

## THE APARTMENT

### ACCOMMODATION

Allowing access to the property through a residential entrance door. The hallway features two storage cupboards, one housing the hot water cylinder.

### OPEN PLAN LIVING KITCHEN

A fabulous open plan space with areas for living and cooking. The lounge provides space for a three piece suite and there is a window to the rear. The kitchen is fitted with a range of wall and base units mounted with contrasting work surfaces beneath tiling. There is a stainless steel sink unit beneath a window to the rear, integral appliances include an electric cooker, hob and extractor hood. There is space and plumbing for an automatic washing machine and space for an undercounter fridge. An overhanging breakfast bar provides space for casual dining.

### DOUBLE BEDROOM

A spacious double bedroom with fitted mirror fronted sliding wardrobes and access to:

### BALCONY

A private balcony area with a tiled floor and railings.

### BATHROOM

Fitted with a three piece suite comprising WC, inset vanity wash basin with a storage unit and a panelled bath with a thermostatic shower over. There is splashback tiling.

### OUTSIDE

The property is set within communal gardens.

### PARKING

A designated parking space is available within the courtyard.

### FURNISHINGS

The property is currently furnished with the sellers willing to include all items within the sale.

## GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of electric panel radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - The property has the benefit of an intercom system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

## TENURE

We understand that the property is Leasehold with a term of 155 years from 1 September 2003. We understand that the current service charge is £996.80 p/a and a £100 p/a ground rent. This should be verified by your legal representatives.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

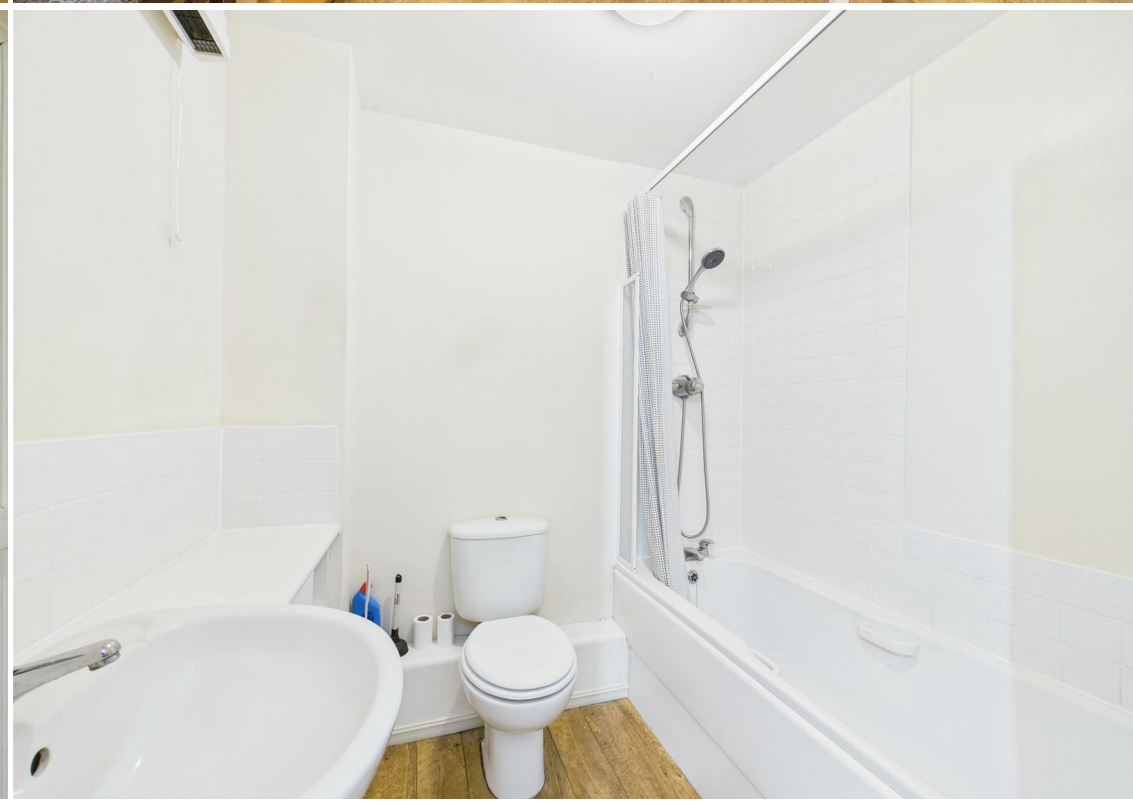
## AGENT NOTES.

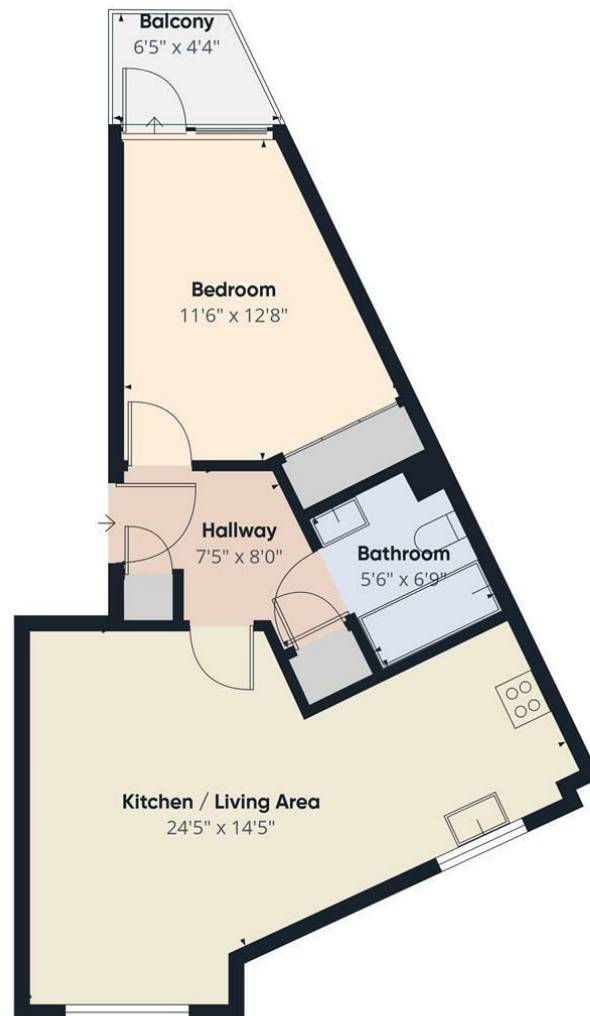
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions

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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





**Approximate total area<sup>(1)</sup>**  
482 ft<sup>2</sup>

**Balconies and terraces**  
25 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

