

Robson Avenue, Beverley HU17 0GX



Welcome to

Robson Avenue, Beverley

Luxury high-end first-floor apartment in ready to move-in condition, finished to the highest specification throughout.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Private Entrance Hall

Accessed via panelled entrance door. Built-in cloak cupboard off and stairs to the first floor.

L-Shaped Lounge/Kitchen

21' 7" x 19' 7" narrowing to 9' 9" (6.58m x 5.97m narrowing to 2.97m) Main lounge area has double-glazed windows to both side and rear elevations together with double-glazed French doors to a Juliet balcony. Twin radiators. The open-plan kitchen area has a range of base and wall units with contrasting work surfacing, incorporating an electric oven and gas hob with hood over. Integrated fridge and freezer together with a dishwasher and automatic washing machine. Concealed gas central heating boiler.

Bedroom 1

13' max x 9' 5" max (3.96m max x 2.87m max)
Double-glazed window to the rear aspect and radiator.

En Suite Shower Room

Part-tiled walls, extractor fan and radiator together with shower enclosure, pedestal wash-hand basin and WC.

Bedroom 2

9' 6" max x 8' 5" max (2.90m max x 2.57m max)
Double-glazed window to the front aspect, and radiator.

Bathroom

Double-glazed window to the rear aspect and part-tiled walls, radiator and extractor fan, panelled bath, pedestal wash-hand basin and WC.

Outside

The property has a brick-constructed integrated garage beneath - $20 \times 10^{\circ}7$ (narrowing to $8^{\circ}9$) - which features and up-and-over door to the front elevation and access to under-stairs storage cupboard. Light and power points provided, as well as an EV electric car charger.

Welcome to

Robson Avenue, Beverley

- First floor luxury apartment
- Appointed to a VERY high standard throughout
- Highly sought-after modern development
- Garage
- Constructed in 2022 and having the remainder of the NHBC guarantee

Tenure: Freehold EPC Rating: C

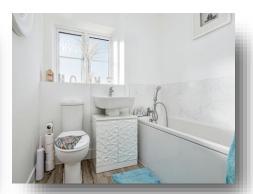
Directions to this property:

See map below for directions. For further enquiries please contact the branch on 01482 880488.

£199,500







Antica Antica Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106803



Property Ref: BEV106803 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.