



**St Marys Manor, North Bar Within, BEVERLEY, HU17 8DE**



**Welcome to**

**St Marys Manor, North Bar Within, BEVERLEY**

Fantastic apartment set within the stunning listed St Mary's Manor development, with access to well-tended and attractive communal gardens.





**Communal Entrance Hall**

**Private Entrance Hall**

**Cloakroom**

**Lounge**

15' 3" x 10' 7" ( 4.65m x 3.23m )

**Kitchen**

11' 7" x 5' 7" ( 3.53m x 1.70m )

**Bedroom**

14' +door entrance area x 8' 7" inc  
wardrobes ( 4.27m +door entrance area x  
2.62m inc wardrobes )

**En Suite Shower Room**

**Outside**

**Agent's Note**

It should be noted that the apartment is  
leasehold on a 999 lease effective from  
1/1/1999. The maintenance charge for the  
building is £2,580 annually effective from  
September 2023.

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](http://www.focalagent.com)

## Welcome to

# St Marys Manor, North Bar Within, BEVERLEY

- Ground floor apartment
- Bedroom with modern en suite shower room
- Direct access to communal gardens through French doors
- Situated in the highly desirable North Bar area of the historic market town of Beverley

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2580.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

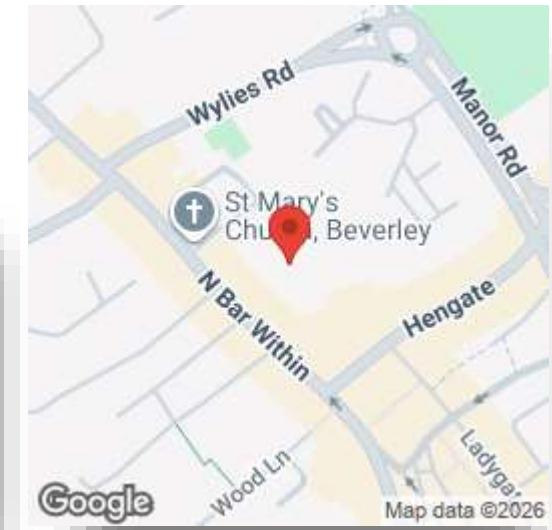
# £140,000



**view this property online** [williamhbrown.co.uk/Property/BEV106990](http://williamhbrown.co.uk/Property/BEV106990)

## Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:  
BEV106990 - 0010

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.

 **william h brown**



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