



## Rose Court

Selby, YO8 8FF

Offers Over £125,000

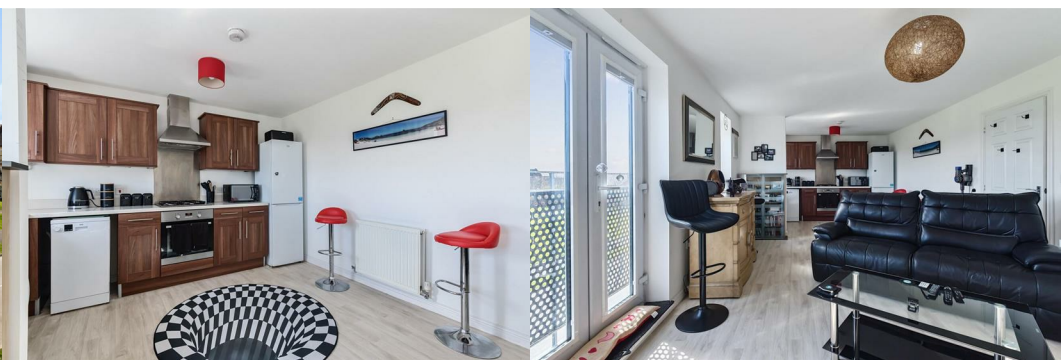


\*\* CHAIN FREE \*\* Second floor apartment with great views over the green from the Juliet balcony, with one dedicated parking space and secure bicycle storage.

The property briefly comprises: spacious inner hallway with excellent storage cupboard, 2 double bedrooms, modern kitchen with fully integrated appliances, open-plan lounge kitchen, and a modern bathroom, with 'rainfall' shower over the bath, WC and hand basin.

You can see the top of Selby Abbey from the master bedroom!

For a 2 bedroom apartment this property has some excellent storage, and it's corner position offers great open green views to the front.



## Further property information

One dedicated parking space.  
 Secure bicycle storage area.  
 Second floor - no lift.  
 Gas central heating.

North Yorkshire (Selby) Council Tax Band B.

Tenure Leasehold:

Ground Rent £100.00 PA

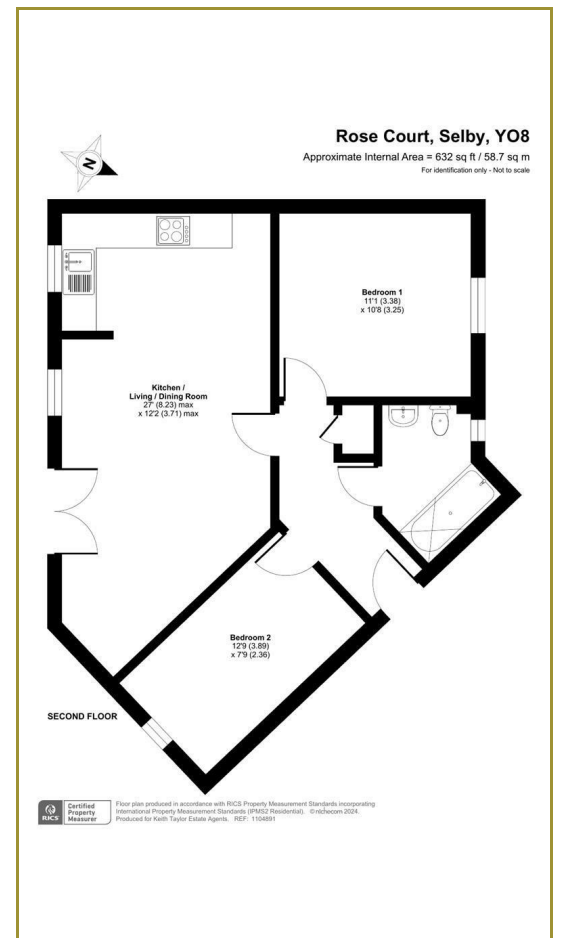
Service Charge: £116.00 PCM (10 months) £1,176.17 P/A

Lease remaining 115 years

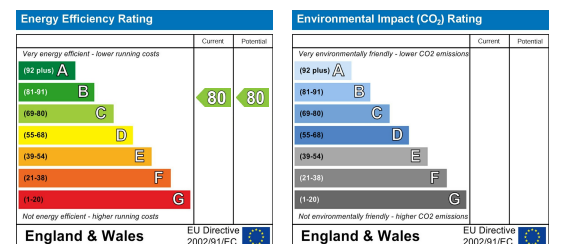
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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