



## 12 Bainbridge Drive

Selby, YO8 4QN

Offers In The Region Of £79,950



One bedroom 'Studio Apartment' with parking space, within walking distance of Selby Bus & Train Stations. A fantastic starter pad for your own space!





### Property Info:

A smart well presented ground floor studio apartment, ideal for a first time buyer, a great pad for a single person - get your foot on the property ladder!

Situated in the town centre and well placed for walking to both the bus and train stations, the major supermarkets in the town and the stunning Selby Abbey.

The property briefly comprises: communal entrance hall - your studio apartment is to the left, you enter through into: lounge with large window to the front, kitchen (with integrated oven, hob and extractor, space and plumbing for a washing machine and window to the front), bedroom (accessed via oak and glass double doors from the lounge) - this room also has a very useful and spacious storage cupboard, which is walk-in, with clothes rail, gas boiler and electric consumer unit. There is a small inner hallway leading to the bathroom, which is a modern white suite with shower over bath, hand basin and WC. In all this is a great modern, compact studio apartment - get some space to call your own!

Tenure: Share of the Freehold

Services: Mains drainage, gas, water and electricity.

There is a tenant currently in the property, the property can be sold with vacant possession upon completion or with the tenant in place.

Private parking space and space for guest parking, communal grassed and paved garden area for barbecues etc.

Push-bike storage

Bin storage

Space outside to dry clothes/bedding/towels - ideal!

### Lease Info:

Managing agent: Brayton Management Company Ltd.

Service charge £33.33 a month: covers buildings insurance, monthly window cleaning, all health and safety regulations and any external maintenance.

Ground rent £10 a year included in the service charge.

Remaining term of a 129 year lease: currently 90 years left remaining - Lease can be extended for the next owner.

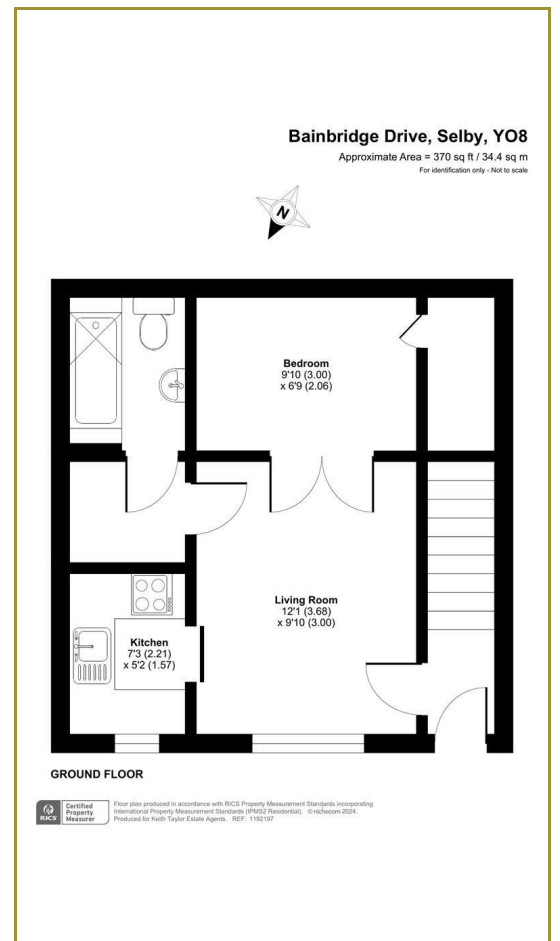
All owners are issued with a share certificate from Brayton Mews Management Company Ltd when they purchase a property, the cost is £10.

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.

### Area Map



### Floor Plans



### Energy Efficiency Graph

