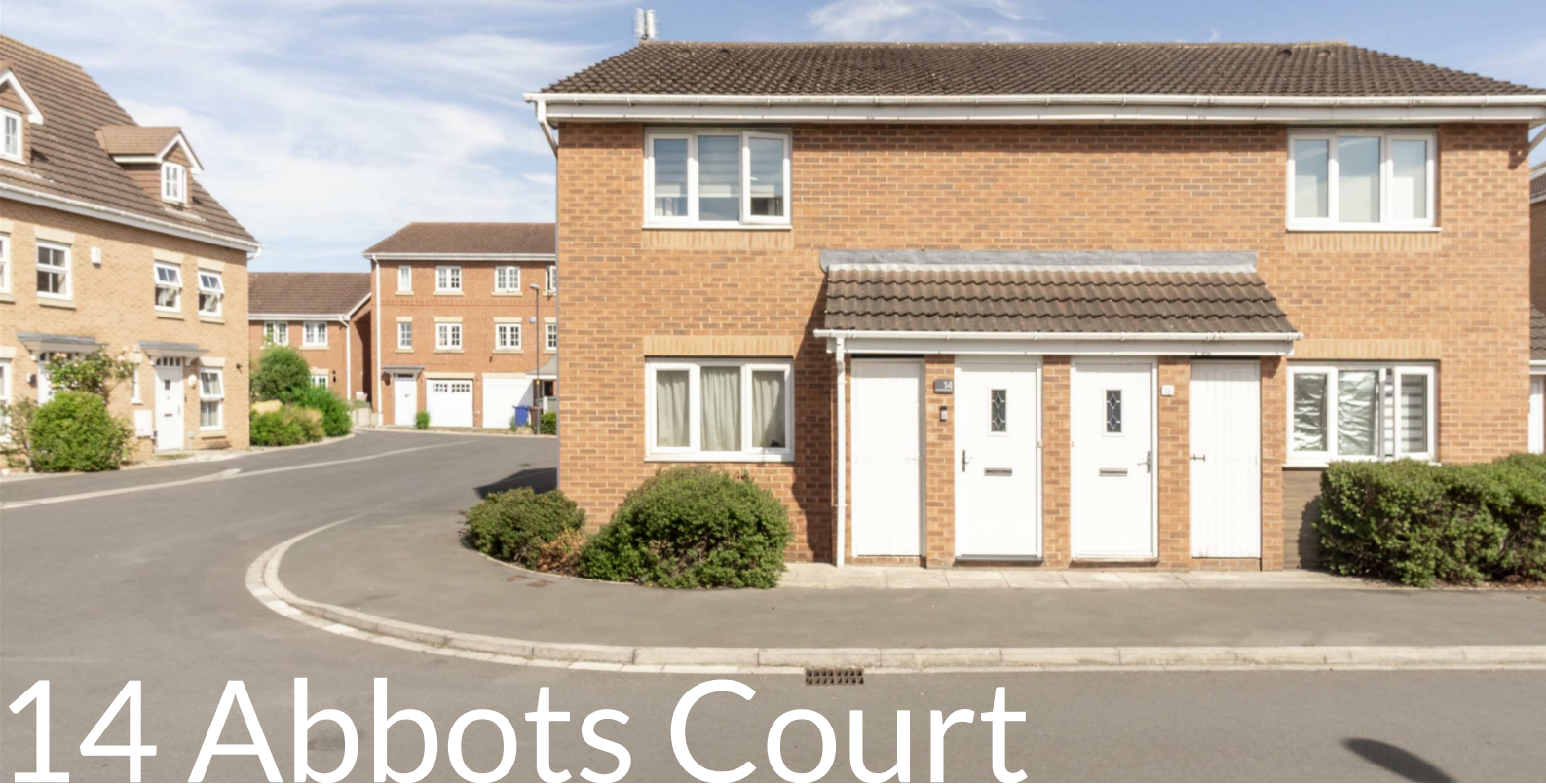




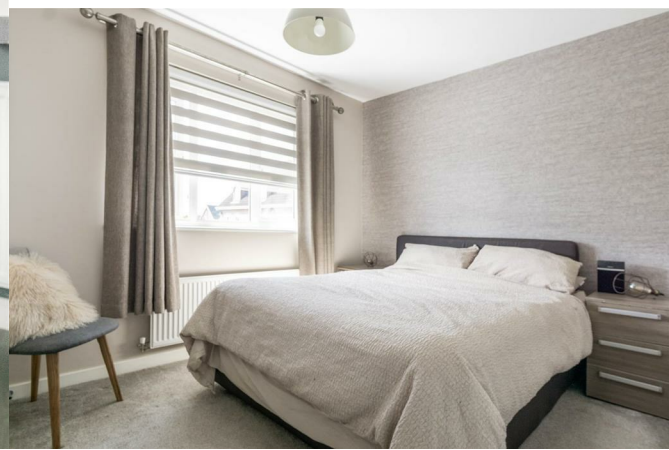
14 Abbots Court

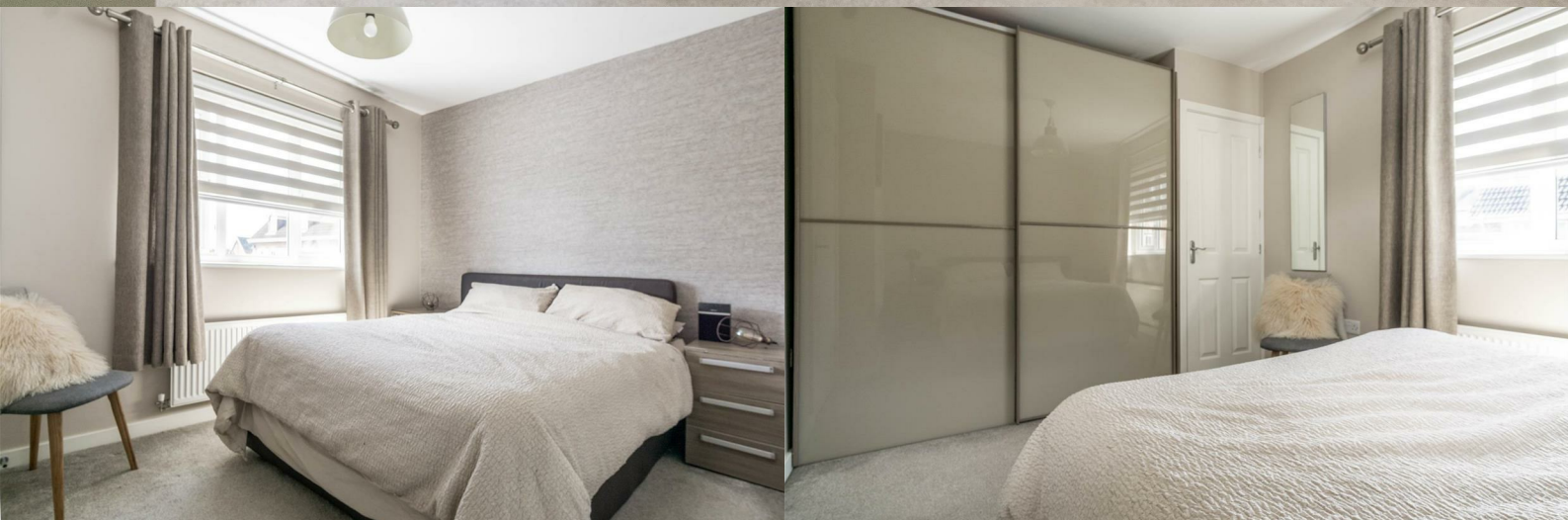
Selby
YO8 8BF

50% Shared ownership
£50,000



- WELL PRESENTED MODERN FIRST FLOOR FLAT
- ONE BEDROOM
- NO RENT PAYABLE ON THE REMAINING 50%
- LIVING ROOM
- KITCHEN
- BATHROOM WITH SHOWER
- DEDICATED PARKING SPACE
- COMMUNAL GARDEN
- GAS HEATING AND DOUBLE GLAZING
- WITHIN EASY REACH OF LOCAL AMENITIES AND TRANSPORT LINKS





Welcome to this charming one-bedroom flat located in the desirable area of Abbots Court, Selby. This well-presented property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space. Situated close to a variety of amenities, residents will enjoy easy access to local shops, cafes, and essential services, ensuring that daily needs are met with ease. Additionally, the flat benefits from excellent transport links, providing straightforward connections to the surrounding areas and beyond. The flat itself is thoughtfully designed, featuring a bright and airy living space that is both inviting and functional. The well-appointed bedroom offers a peaceful retreat, while the overall layout maximises space and light, creating a warm atmosphere throughout. Outside is a dedicated parking space and a communal garden. In summary, with its prime location, modern presentation, and dedicated parking, this property is not to be missed.

Front entrance door giving access to the stairs to the first floor and the landing.

Living Room

4.42m x 3.18m (14'6" x 10'5")

Having a window to the front elevation and a radiator. Opening to:-

Kitchen

3.81m x 1.87m (12'6" x 6'2")

Having a range of beech effect base and wall units. Complimentary work surfaces incorporating a single drainer sink unit with mixer tap over. Plumbing for a washing machine and space for a gas oven and tall fridge freezer. Wall mounted boiler and a cupboard housing the hot water cylinder. With windows to the rear and side elevations and a radiator.

Bedroom

4.17m max x 2.87m (13'8" max x 9'4")

Having a window to the front elevation and a radiator. Understairs storage cupboard.

Bathroom

2.01m x 1.87m (6'7" x 6'2")

Being half tiled and having a white suite comprising panelled bath with shower over, wash hand basin and a wc. Having a window to the side elevation and a chrome effect ladder style towel rail.

Outside

To the rear is a communal garden and a dedicated parking space.

Utilities

Mains Electric

Mains Gas



Mains Water (Metered)
Mains Sewerage
Mobile* 4G
Broadband* FTTP (Ultra fast)

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

Lease

The lease is 99 years from 1/5/07 so currently (as at August 26) there are 79 years and 8 months left.

Service Charge

The service charge is currently £69.58 per month and includes ground maintenance and estate inspection, buildings insurance and reserve fund payment.

Eligibility

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example following a relationship breakdown

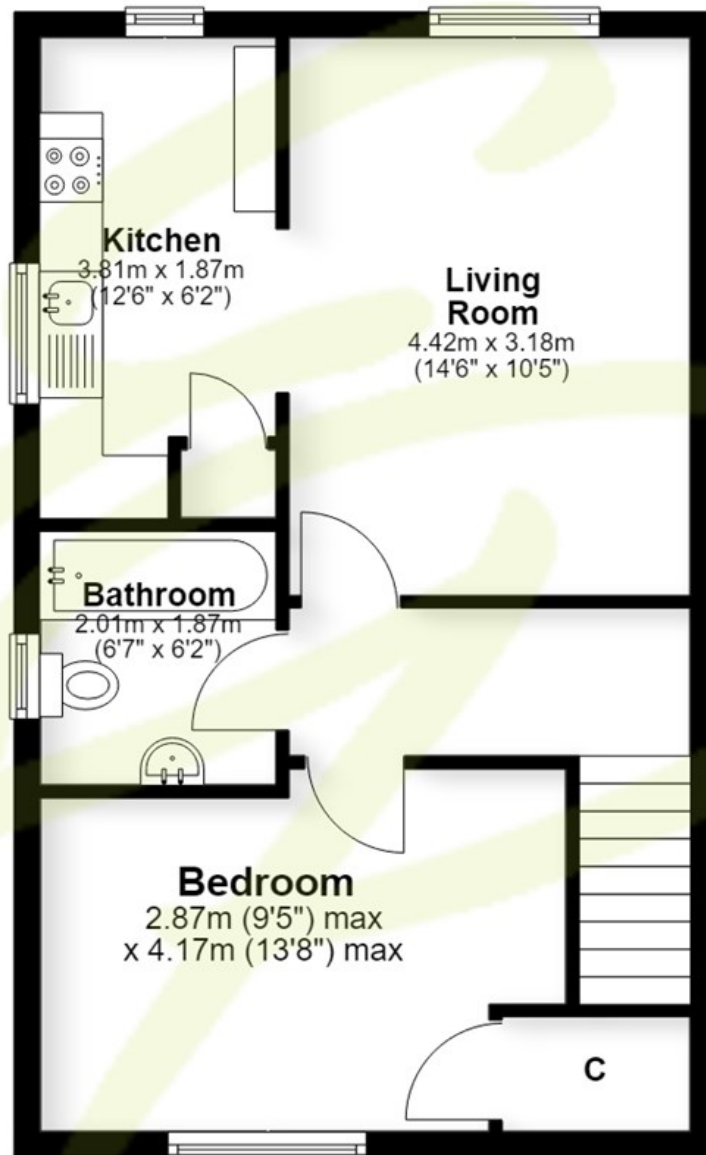
Shared Ownership

This property is offered on a fixed equity basis which means the maximum share that can be purchased is 50%.



Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 44.6 sq. metres (480.0 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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