



Minster Wharf, Beverley HU17 0PS

Welcome to

Minster Wharf, Beverley

Ground Floor Apartment with Vacant Possession in a Sought-After Beverley Location



Situated in a desirable position adjacent to the picturesque Beverley Beck, this purpose-built ground floor apartment offers comfortable and well-planned accommodation in a highly convenient location.

Accessed via a secure communal entrance hallway, the apartment benefits from its own private entrance hall leading through to a bright and spacious open-plan lounge and kitchen, creating an ideal space for both everyday living and entertaining. There are two well-proportioned bedrooms together with a bathroom fitted with a three-piece suite.

The property enjoys an enviable location within easy walking distance of Flemingate Leisure & Retail Centre, Beverley town centre and its excellent range of shops, cafés, restaurants and transport links.

Offered to the market with immediate vacant possession, this apartment is ready for its next owner to move straight into. It represents an excellent opportunity for first-time buyers, downsizers, investors or anyone looking for a low-maintenance home in one of Beverley's most sought-after settings.

Communal Hallway

Private Hallway

Open Plan Lounge/Kitchen

Bedroom One

Bedroom Two

Bathroom

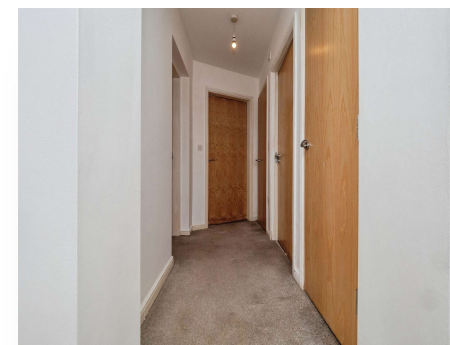
Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

Please note management services charges and site event fees applies to this property. For more information please contact the branch on 01482 880488.



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Welcome to Minster Wharf

- Purpose-built ground floor apartment
- Adjacent to the picturesque Beverley Beck
- Two bedrooms with open-plan lounge/kitchen
- Easy access to Flemingate and Beverley town centre
- Offered with immediate vacant possession

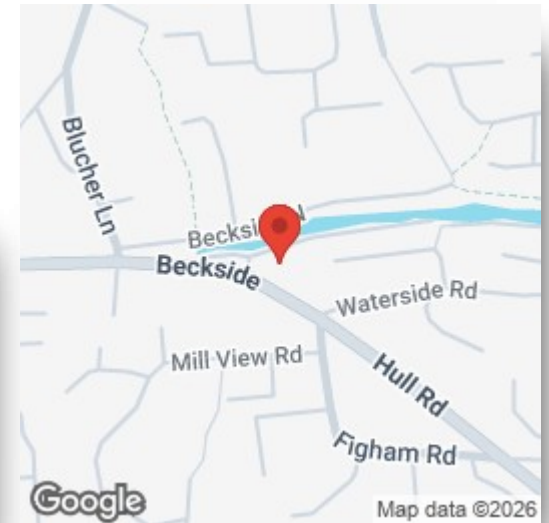
Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2196.00

Ground Rent: 190.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BEV107612 - 0003

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 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.



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