



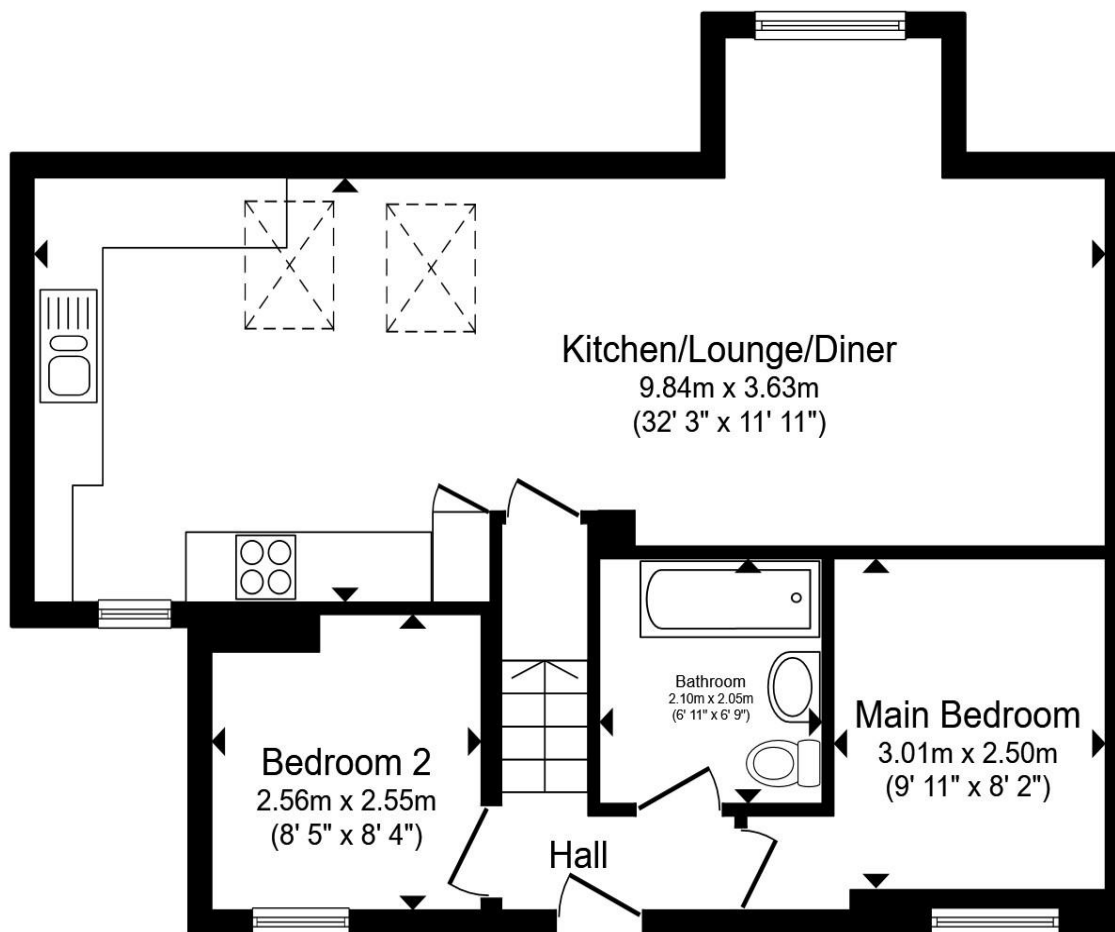
Migma Wilton Road, Hornsea, HU18 1QU

Welcome to

Migma Wilton Road, Hornsea

A BEAUTIFULLY PRESENTED UPPER FLOOR PENTHOUSE APARTMENT WITH SEA VIEWS, SET WITHIN AN ATTRACTIVE BAY-FRONTED PROPERTY





Total floor area 59.7 m² (643 sq.ft.) approx

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.propertybox.io



Accommodation

The apartment is approached via a communal entrance hall, leading to the private entrance hall. The impressive 32ft open-plan lounge and kitchen with integrated fridge/freezer, washing machine and dishwasher provides a superb principal living space, with the layout designed to maximise both natural light and the property's attractive surroundings. The sea views add an appealing dimension to this spacious and versatile room.

The accommodation further comprises two bedrooms and a modern bathroom, providing comfortable and practical living space.

Communal Entrance Hall

Private Entrance Hall

32ft Open Plan

Lounge/Kitchen

Bedroom One

Bedroom Two

Bathroom

Agents Note

Please note, this second floor apartment will be disposed of by the grant of a new lease to the buyer. The freehold reversion will subsequently be transferred to a freehold management company, the shares of which will be allocated to each of the tenants of the 3 flats within the building. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

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.

Welcome to

Migma Wilton Road, Hornsea

- Upper floor penthouse apartment
- Finished to a very high standard
- 32ft open-plan lounge and kitchen
- Easy access to attractive promenade and sandy beach
- Attractive sea views

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV107898 - 0009

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk