HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£90,000

16 Ingle Court, Market Weighton, York, YO43 3HB

Situated within easy walking distance of the town centre, this well presented, bright one bedroom apartment is close to the communal area within the complex.

The apartment briefly comprises of entrance hall, large storage cupboard, living room with french doors onto a juliet balcony, kitchen with integrated appliances, one spacious double bedroom with fitted mirror door wardrobes, and bathroom with step in shower.

The property is situated within this purpose built complex for the over 55's by McCarthy and Stone and benefits from a secure entry system, emergency careline system, house manager, intruder alarm, communal residents lounge, guest suite, laundry room, lift and car parking.

Ingle court is ideally placed for the centre of Market Weighton and local amenities including supermarkets, newsagents, coffee shops, pubs, restaurants, doctors surgery, dentists and pharmacy. Council Tax Baqnd - B. EPC - C.

Bedrooms	Bathrooms	Receptions
1	1	1

OnTheMarket.com

RICS

MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

ACCOMMODATION

ENTRANCE HALL

2.80m x 1.46m (9'2" x 4'9")

Front entrance door, emergency call system, smoke alarm, doors off to cupboard, lounge, bedroom and bathroom.

CUPBOARD

1.64m x 1.27m (5'4" x 4'1")

Large space housing boiler, shelving, fuseboard, electric meter, ample storage space, light.

LIVING ROOM

5.71m x 3.11m (18'8" x 10'2")



Electric fireplace with surround, radiator, double doors to juliet balcony, doors to kitchen.

KITCHEN

2.23m x 2.14m (7'3" x 7'0")



Wooden effect cupboards with speckled worktops over, fitted oven and electric hob with extractor, integrated fridge and freezer, ample cupboard space, stainless steel sink and drainer with mixer tap over, heater.

BEDROOM

2.14m x 1.69m (7'0" x 5'6")



Large double radiator, built in double glass door wardrobes.

BATHROOM
2.14 x 1.69 (7'0" x 5'6")



Low flush w/c, sink with cupboard under, mirror over with light and shave point, plumbed double step in shower with handrail, extractor fan, heater.

GARDENS



There is a beautiful, large communal garden area which is mainly laid to lawn with manicured shrub areas and seating.

SERVICE CHARGES
We have been advised by our vendors that the ground rent charge is £212.50 and the service charge in £1545.65 this is payable every 6 months on 1st March and 1st September (Fees are subject to change and confirmation with solicitors). The service charge review date is 1st December annually, ground rent is to be reviewed when the building is 25 years old. The management company is Firstport Retirement Property Services Ltd.
According to McCarthy and Stones website this charge covers:
* The House Manager - there to cover the day to day running of the development and is on hand in case of emergencies during office hours.
* 24 hour emergency call centre - a round the clock call response d monitoring service that provides reassurance and supports the role of the House Manager.
* Water and sewerage rates.
* Electricity, heating, lighting and power in communal areas.
* Management and maintenance of the building.

SERVICES
Mains water, electricity, and drainage are connected to the property.
Electric storage heater heating.

COUNCIL TAX
Council Tax band B

TENURE
The property is leasehold (125 years from 2007)

POSSESSION
Vacant possession on completion.

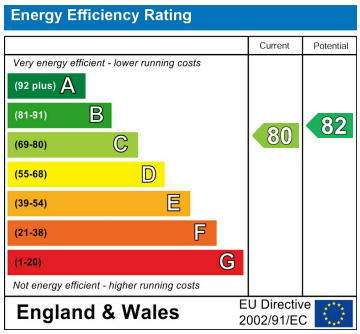
VIEWING
Viewing is by appointment with the agents. Tel 01430 872551.

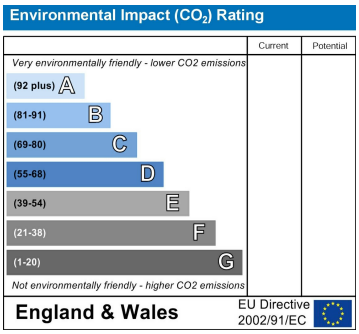
ANTI-MONEY LAUNDERING
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER
Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Floor plan