staniford grays

2 Andrews Court, Molescroft, Beverley, HU17 7FQ

£310,000

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- OVER 55's ONLY DEVELOPEMENT
- SPACIOUS LOUNGE/DINER
- PRIVATE PATIO
- SET IN PRIVATE MATURE GROUNDS
- TWO BEDROOMS
- TWO BATHROOMS
- PRIVATE ALLOCATED PARKING

A purpose built two bedroom ground floor apartment, benefitting from a high specification throughout, private parking and patio. Each apartment is beautifully finished with walnut veneer doors and completed with fitted carpets and flooring throughout.

The property benefits from its own security system, plus a digital intercom which allows you see your visitors at the main entrance, and incorporates an internal call system so you can contact your neighbours.

When the weather's fine, you can step out onto your own private patio and enjoy the immaculately kept landscaped gardens. With all exterior maintenance taken care of, it leaves you free to enjoy life.

There’s also a concierge on site five days a week who arranges for all the development maintenance everything from the cleaning of the social lounges, windows and gardening.

ACCOMMODATION COMPRISES

ENTRANCE HALL 15'5" x 15'1" (4.70m x 4.61)
Wooden entrance door with chrome handles, carpeted floor, ceiling spotlights, uPVC side aspect double glazed window, storage cupboard, utility cupboard, ventilation system, plumbing for washer, hot water tank, boiler ,consuming unit and extractor fan.

SHOWER ROOM 9'4" x 5'4" (2.87m x 1.65)
Wooden door with chrome handles, laminate floor, three chrome spotlights, side aspect uPVC double glazed privacy glass window, shower enclosure with mixer shower, vanity unit with low flush WC, vanity unit with wash hand basin and mixer tap, wall mounted mirrored vanity unit, tiled splashbacks and extract fan.

BEDROOM ONE 18'5" x 9'10" (5.62m x 3.01m)
Wooden door with chrome handles, carpeted floor, six bulb central ceiling light fitting, front aspect uPVC double glazed window, walk in wardrobe with fixed hanging and shelving.

ENSUITE SHOWER ROOM 9'10" x 7'3" (3.01m x 2.22m)
Wooden door with chrome handles, vinyl floor, three chrome spotlights, chrome towel radiator, vanity unit with low flush WC, wash hand basin with mixer tap, mirror vanity unit, shower enclosure with mixer shower and tiled splashbacks.

BEDROOM TWO 9'2" x 14'7" (2.80m x 4.47m)
Wooden door chrome handles, carpet floor, brass six bulb central ceiling light, front aspect uPVC double glazed window and fitted wardrobe.

KITCHEN 10'11" x 10'2" (3.35m x 3.10m)
Laminate floor, chrome spotlight fitting, rear aspect uPVC double glazed window, a range of wall and base units, integrated appliances include NEFF hob with glass splash back, Neff oven, microwave and fridge freezer.

LOUNGE 24'7" x 14'10" (7.50m x 4.54m)
Carpeted floor, wooden double doors with glass panels, two ceiling mounted brass light fittings, two uPVC front aspect double glazed windows and uPVC double glazed French doors to the patio.

AGENTS NOTE
This vibrant development offers an array of communal spaces designed for relaxation and socializing. Residents can enjoy three well-appointed lounges:

Homeowners' Lounge: A cozy space with tea and coffee facilities, perfect for unwinding or catching up with neighbors.
Games Lounge: A lively area for residents to enjoy games and leisure activities.
Library: A tranquil environment for those who love to read or need a quiet place to focus.
In addition, the development boasts the convenience of a bus stop right outside, ensuring excellent transport links for those on the go.

EXTERIOR
Private car parking space and maintained immaculately kept landscaped gardens.

COUNCIL TAX:
We understand the current Council Tax Band to be D

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Leasehold .

LEASEHOLD INFORMATION
Lease Length: 999 years from 2019
Ground rent: £495 per annum
Ground rent review: January 2039
It is a condition of purchase that all residents must meet the age requirements of 55 years.

MORTGAGE CLAUSE :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

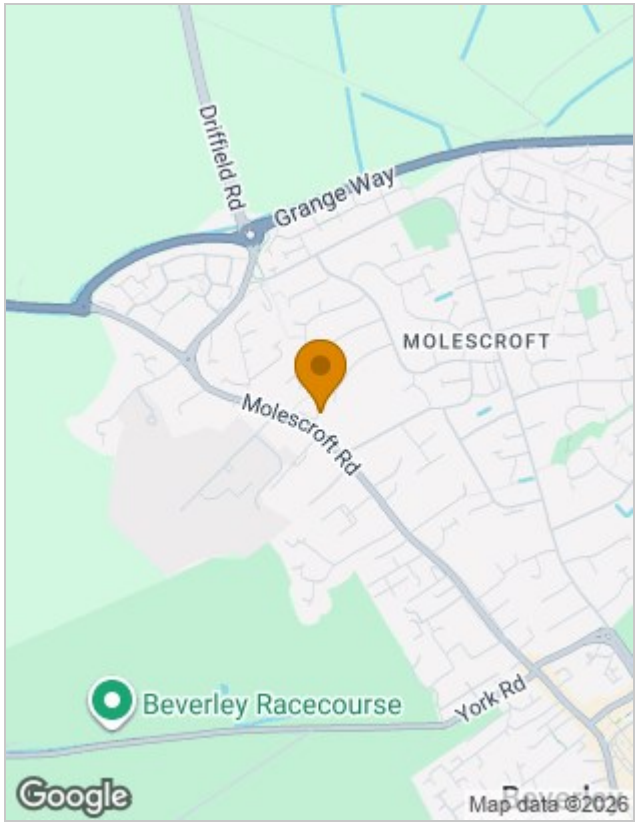
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

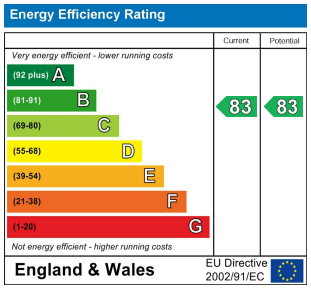
SERVICE CHARGE BREAKDOWN
•Cleaning of communal windows
•Water rates for communal areas and apartments
•Electricity, heating, lighting and power to communal areas
•Window Cleaning (outside only)
•24-hour emergency call system
•Upkeep of gardens and grounds
•Camera door-entry system
•Intruder-alarm system
•Repairs and maintenance to the interior and exterior communal areas
•Contingency fund including internal and external redecoration of communal areas
•Buildings insurance
The Service charge does not cover external costs such as your Council Tax, electricity or TV.
Service charge: £3,791.21 per annum (for financial year end 30/09/2025)

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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