



## Apartment 13, Abbey Wharf Canal Road, Selby, YO8 8AG

Modern Executive Purpose Built Apartment | Generic Photos To Represent Apartments | Balcony | Master Bedroom With En-Suite | Lift and Stairs Access To All Floors | Close To Town Centre | Private Car Park

- Exclusive Apartment with Lift
- Electric Heating
- Council Tax Band - B
- Modern Open Plan Lounge Kitchen
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Communal Off Street Parking
- EPC Rating - TBC
- Master Bedroom With En-Suite

**Asking Price £130,000**

Jigsaw Move are pleased to present this two-bedroom apartment located in the picturesque Abbey Wharf on Canal Road, Selby. The property is situated within walking distance to the vibrant Selby town centre, this property offers convenience and comfort in one package.

As you step into this apartment, you are greeted by an inviting Entrance Hall that leads you to the open plan living-kitchen area, perfect for entertaining guests or relaxing after a long day. The two double bedrooms provide ample space, with the master bedroom boasting an en-suite for added luxury. Additionally, there is a separate bathroom for your convenience.

One of the highlights of this property is the private balcony area accessed through double doors in the lounge, offering a tranquil spot to enjoy the views. Parking is made easy with a allocated car parking.

This apartment is not only aesthetically pleasing but also practical, featuring a communal lift, double glazing, an intercom system, and electric heating for your comfort. The attention to detail in soundproofing and insulation ensures energy efficiency, making it a sustainable choice for the environmentally conscious.

Living in Selby means having access to a range of local amenities, from shops to restaurants, all within reach on the buzzing high street. The town is also home to the iconic Selby Abbey, adding a touch of history to the vibrant community.

With its strategic location, Selby provides easy commuting options to nearby cities such as York, Leeds, and Hull, thanks to its proximity to major transport networks. Whether you are looking for a peaceful retreat or a convenient base for work and leisure, this Abbey Wharf apartment offers the best of both worlds.

Don't miss the opportunity to make this modern and energy-efficient apartment your new home. Contact us at Jigsaw Move to schedule an internal inspection and experience the charm of Abbey Wharf living with no onward chain.

- The 2 bedroom apartments offer en-suite shower rooms, again not featured in standard apartments.
- Communal secure bike store
- Spacious balconies to each apartment
- Communal lift, one of the only apartment blocks in the local area to have one of these.
- Maintained communal garden
- ESW1 form obtained A2
- 125 year lease with approx. 108 years remaining
- Service charge approx. £100pcm
- Ground rent approx. £180pa

\*\*\*Generic photos used of similar apartment layout\*\*\*

This property would make an ideal first home or investment opportunity with a good rental return and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

## ACCOMMODATION

### Entrance Hall

**Kitchen/ Lounge 24'8" x 11'5" (7.53m x 3.50m)**

**Bedroom One 16'10" x 9'7" (5.14m x 2.94m)**

**En-suite 6'8" x 5'1" (2.05m x 1.56m)**

**Bedroom Two 13'5" x 7'4" (4.10m x 2.26m)**

**Family Bathroom 6'8" x 7'0" (2.05m x 2.14m)**

## EXTERNAL



## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

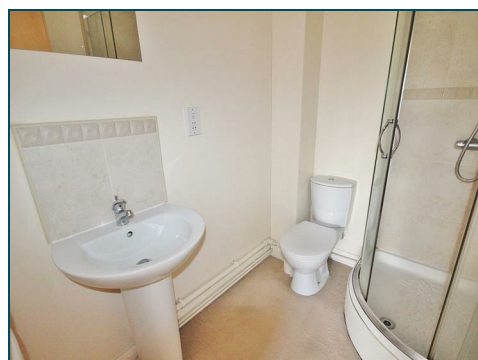
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

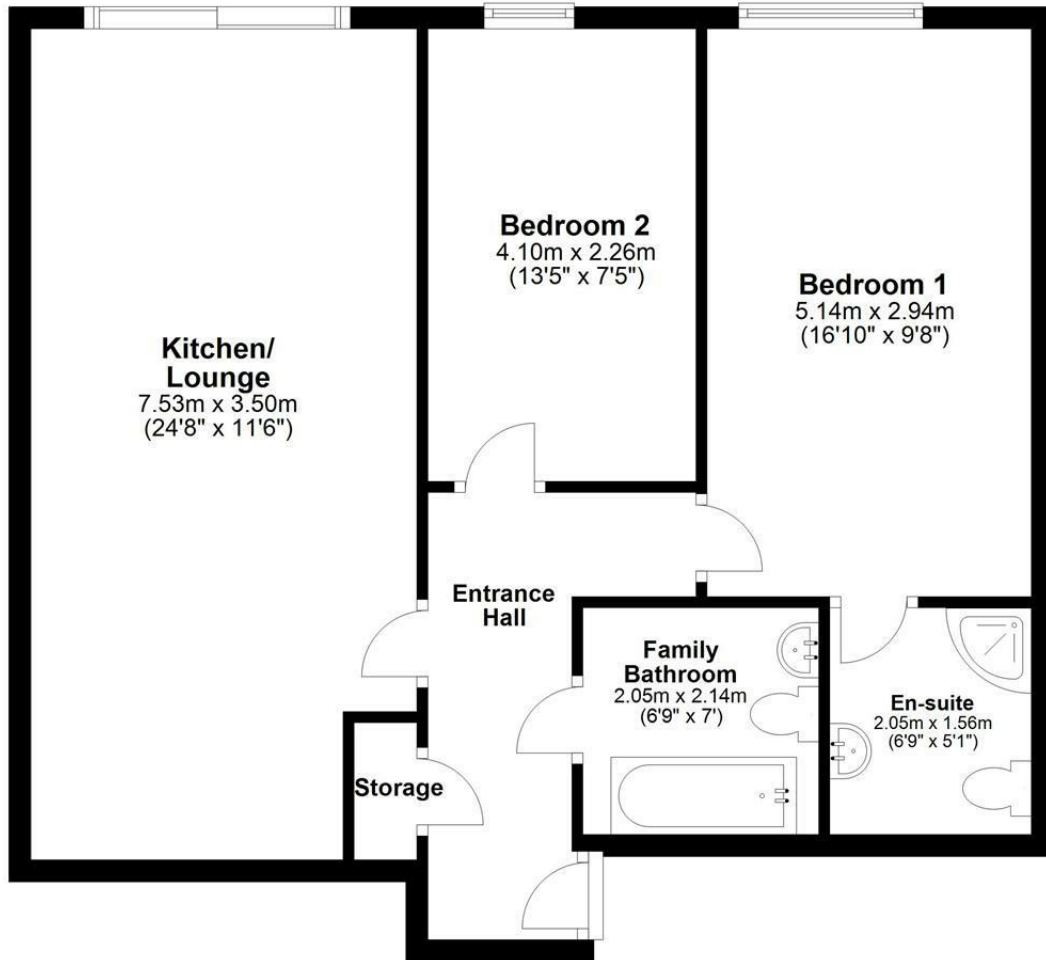
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



## Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



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