Nautica, Selby

£125,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

The Waterfront, Selby YO8 8FD

Est. 1871

£125,000

A beautifully positioned two-bedroom apartment, offering approximately 793 sq ft of thoughtfully arranged accommodation. This contemporary development is ideally located just a short walk from Selby town centre.

Boasting an idyllic outlook across the River Ouse, the property offers a peaceful retreat whilst remaining close to an excellent range of shops, restaurants and bars. Combining modern living with a tranquil riverside setting, this is an appealing home for those seeking both convenience and a relaxed lifestyle.

At the heart of the property is the impressive open-plan kitchen, dining and sitting room, creating a wonderful sociable space for both everyday living and entertaining. The kitchen is seamlessly incorporated into the room, whilst there is ample space for both dining and relaxing. French doors provide direct access onto the balcony, offering an excellent opportunity to enjoy the peaceful surroundings and attractive views across the River Ouse.

The principal bedroom is particularly generous, with built in mirrored wardrobes, it free's up space for additional furniture, creating a comfortable and relaxing feel. The second bedroom is also well proportioned and offers considerable versatility, making an ideal guest bedroom, home office or dressing room depending on requirements.

Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Full Fibre Connection - Up to 1600* Mbps download speed
EPC Rating: 83 (B)
Council Tax: North Yorkshire Council Band TBC
Viewings: Strictly via the agent – Stephensons Estate Agents – 01757 706707
*Download speeds vary by broadband providers so please check with them before purchasing.

A well-appointed bathroom is conveniently positioned between the bedrooms, containing a paneled bath with shower over, W.C, pedastil wash hand basin, and chrome towel rail.

The entrance hall provides a warm welcome to the apartment with additional built in storage.

The layout has been thoughtfully designed to make excellent use of the available space, with the bedrooms positioned away from the main living area, creating a natural separation between living and sleeping accommodation.

One of the property's most appealing features is undoubtedly the combination of spacious contemporary accommodation and its tranquil riverside setting. The balcony provides an extension to the living space and a lovely spot to sit and appreciate the outlook, whilst the apartment itself offers the convenience of modern living.

Ideally situated within walking distance of Selby town centre, residents can enjoy easy access to a range of local shops, cafés, restaurants and bars, whilst the apartment provides a peaceful retreat from the bustle of everyday life. Selby offers great transport links, regular bus routes to nearby villages, towns and cities, and direct train access to York, Leeds, Hull, Manchester and London.

Management Company: Smiths Property Management Company
Starting Year of Lease: 2004
Years Remaining on Lease: 155 years on the lease
Service Charges: £82 per month (SMITHS)
Ground Rent: £190 per year - SIMARC
What is included as part of service charge / ground rent?
Communal areas, parking, lighting, building insurance.

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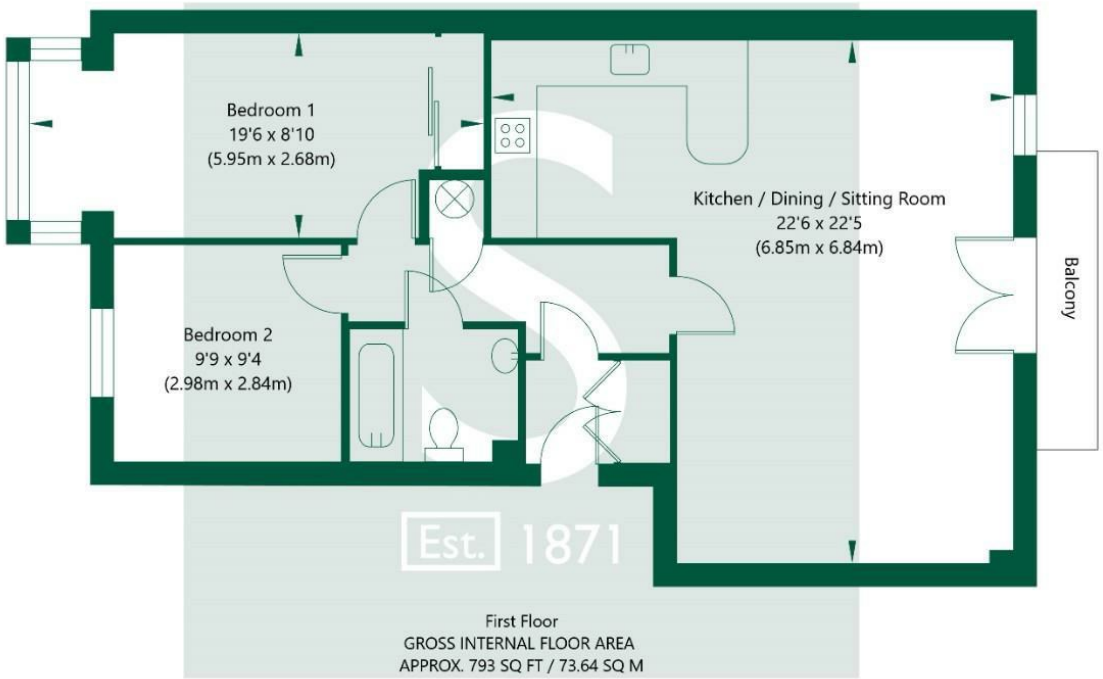

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 793 SQ FT / 73.64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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