

Flat 11 Nautica The Waterfront, Selby, YO8 8FD

Two Bedroom Mid-Floor Apartment | Allocated Parking | Town Centre Location | Jack & Jill Bathroom | Close To Local Amenities

- Mid-Floor Apartment
- Electric Heating
- Council Tax Band - B
- Two Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - D
- Popular Town Centre Location

Asking Price £89,950

Jigsaw Move are pleased to welcome to the market this two-bedroom mid-floor apartment at The Waterfront which offers modern living. The property features a spacious open plan reception room and well-appointed bedrooms which provide a comfortable retreat, with the master bedroom benefiting from a convenient Jack and Jill bathroom, ensuring easy access for both residents and visitors.

One of the standout features of this apartment is its allocated parking. Residents will appreciate the ease of access to local amenities, shops, and restaurants, all just a stone's throw away. The vibrant town centre is within walking distance, making it an ideal spot for those who enjoy the hustle and bustle of urban life.

This property is perfect for first-time buyers, young professionals, or those looking to downsize without compromising on location or comfort. With its appealing features and prime position, this apartment at The Waterfront is a wonderful opportunity not to be missed.

Lease length 155 years from 1/1/2004
- Annual ground rent approx. £180
- Annual service charge approx. £963.12

Disclaimer The stated service charge and ground rent are approximate figures based on comparable properties. These amounts have been estimated for guidance only. Prospective purchasers should verify the current service charge and ground rent directly with their solicitor or the relevant management company during the conveyancing process.

Entrance Hall 12'10" x 4'11" (3.92m x 1.50m)

Open Plan Lounge, Kitchen, Diner 21'7" x 20'11" (6.57m x 6.37m)

Bedroom One 9'2" x 16'3" (2.79m x 4.95m)

Bedroom Two 13'1" x 14'8" (3.99m x 4.46m)

Bathroom 5'8" x 9'6" (1.72m x 2.89m)

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Electric central or room heating

Broadband – FTTP (fibre to the premises)

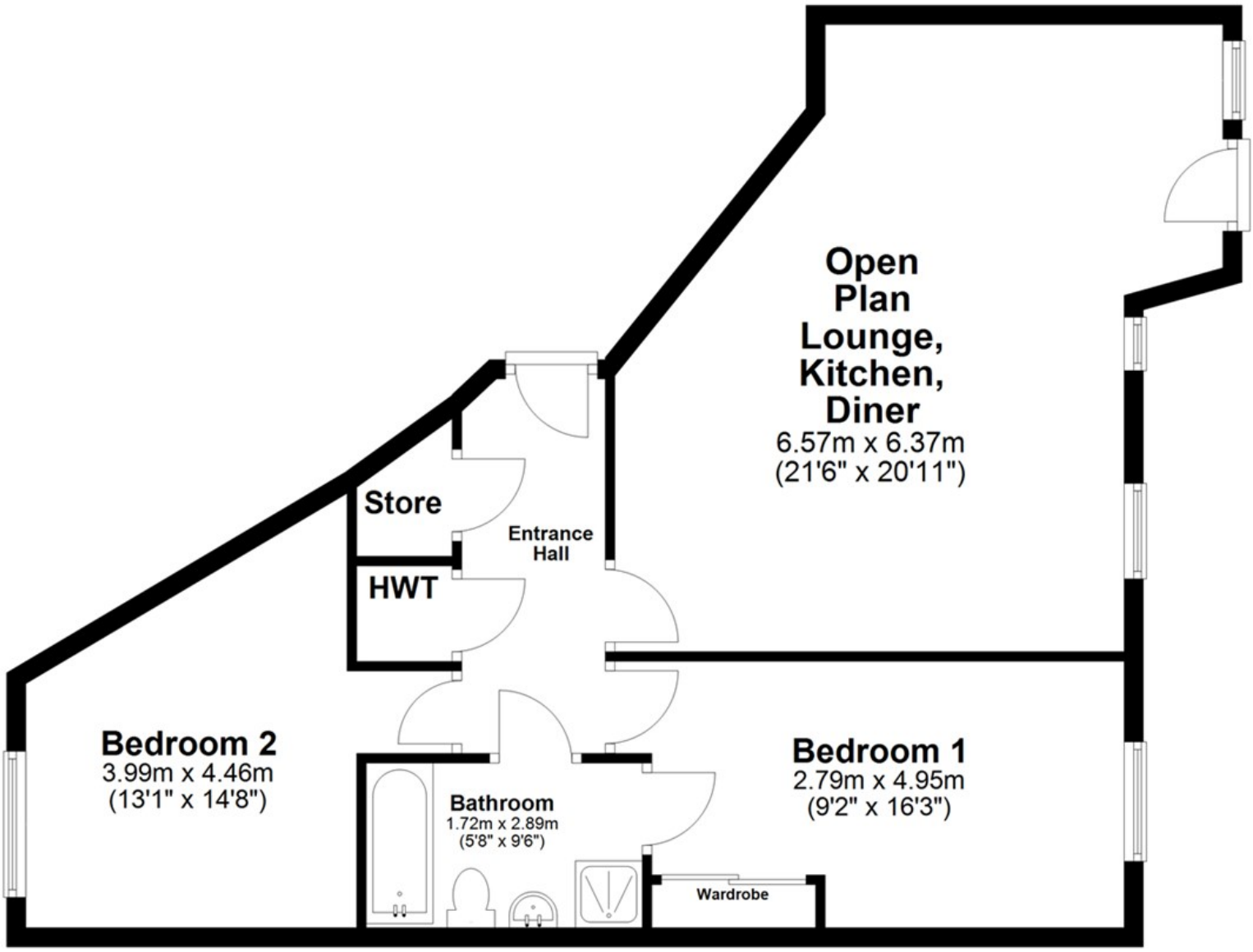
Mobile signal/coverage is good in this area

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. 75.2 sq. metres (808.9 sq. feet)



Total area: approx. 75.2 sq. metres (808.9 sq. feet)

