



Flat 21, Nautica The Waterfront, Selby, YO8 8FD

Top Floor Apartment | Two Bedrooms | No Onward Chain | Allocated Parking | Newly Decorated and New Carpets Throughout | Views Of The River Ouse | Ideal Investment Property | Viewing Highly Recommended

- Top Floor Apartment
- Electric Heating
- Council Tax Band - B
- Ideal For First Time Buyers
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - C
- Close To Town Location

Offers In The Region Of £110,000

Jigsaw Move are pleased to present this delightful top floor apartment nestled in the charming area of The Waterfront, Selby. The property offers a perfect blend of modern living and picturesque views. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable retreat.

Upon entering, you are greeted by a welcoming entrance hallway that leads into an open plan lounge, diner, and kitchen. This layout creates a bright and airy atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, making it a joy to prepare meals while still being part of the social space.

The apartment features a well-appointed bathroom, complete with both a bath and a separate shower, providing flexibility for your daily routine. The views over the River Ouse add a serene touch to the living experience, allowing you to unwind while taking in the natural beauty of the surroundings.

Recently decorated throughout, this residence exudes a fresh and modern feel, enhanced by the addition of new carpets that provide both warmth and style. The installation of new electric heaters ensures that the apartment remains cosy and inviting during the colder months.

Additionally, this property comes with the advantage of allocated parking, ensuring convenience for residents. With no onward chain, this apartment is ready for you to move in and make it your own without delay.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

Whether you are looking for a new home or a sound investment, this apartment at The Waterfront is a wonderful opportunity not to be missed. Embrace the lifestyle that comes with riverside living in this charming Selby location.

Leasehold property:

- Lease length 155 years issued from 01/12/2006
- Annual ground rent approx. £180
- Annual service charge approx. £960

ACCOMMODATION

Entrance Hall

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

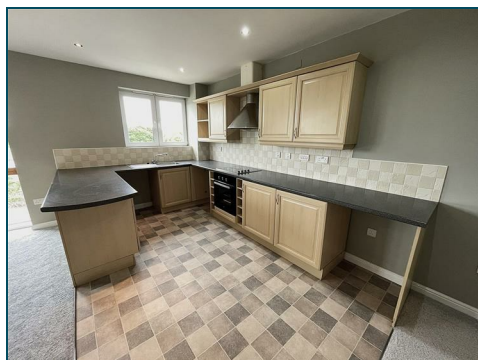
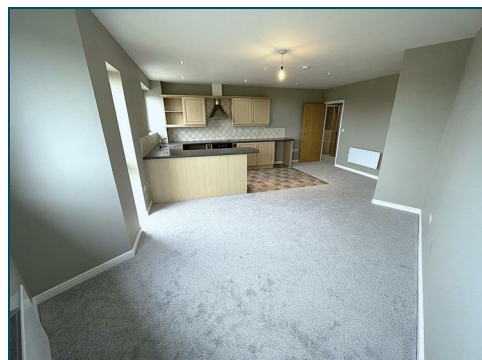
ADDITIONAL INFORMATION

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

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 room heating

Broadband – FTTP (fibre to the premises)

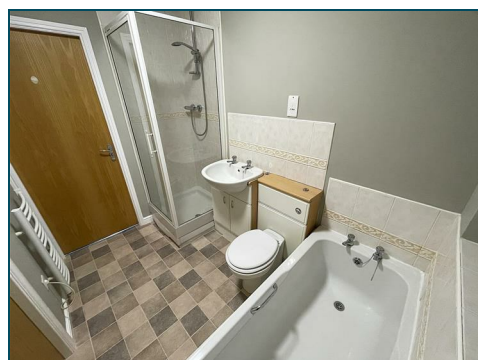
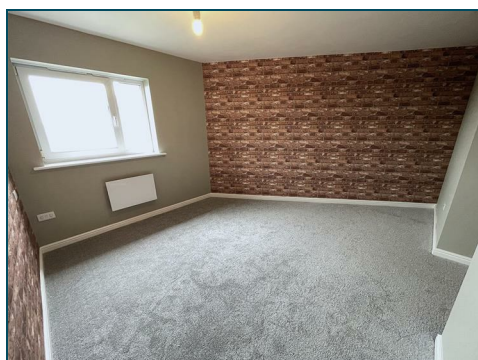
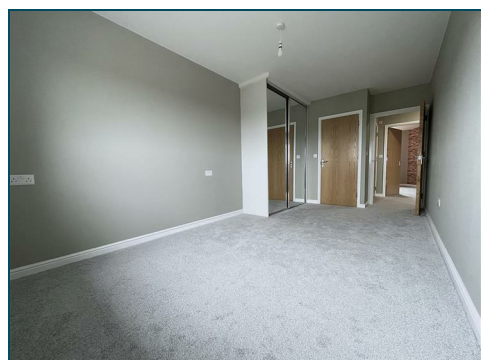
Mobile signal/coverage is good in this area

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.

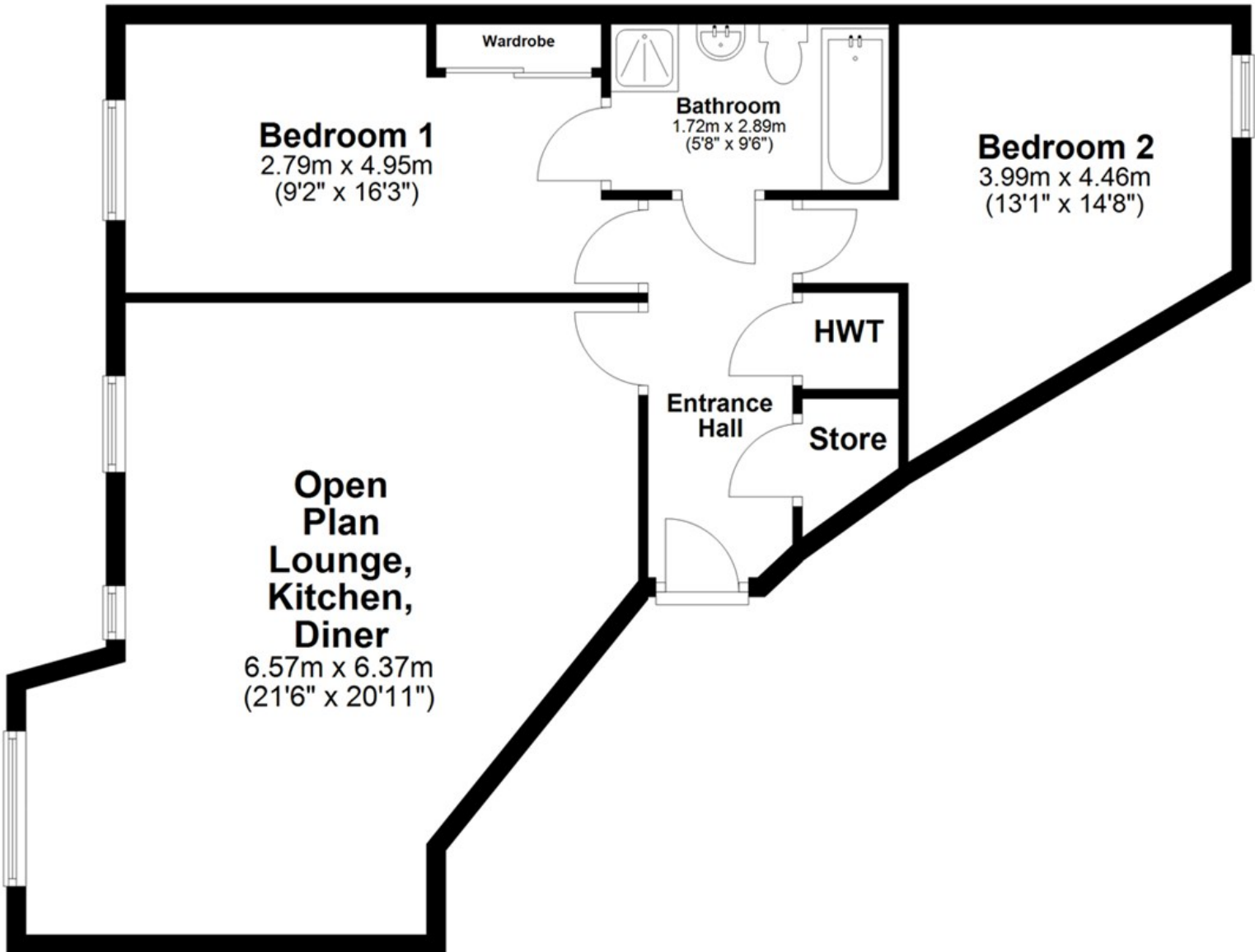
WINDOWS

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)

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			
England & Wales		72	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			