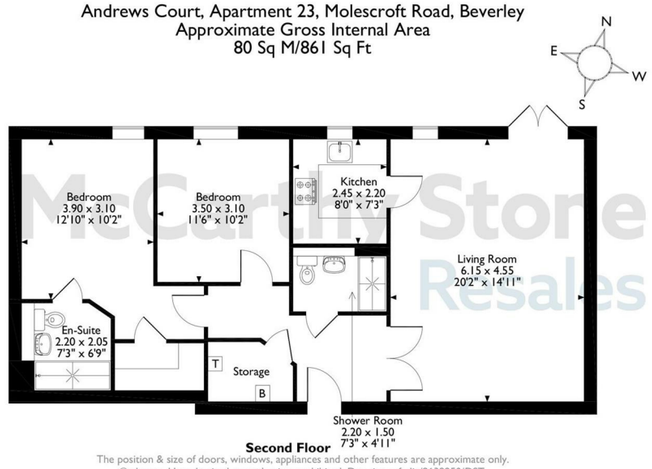
Excellent

Trustpilot

McCarthy & Stone
Resales.

Andrews Court, Apartment 23, Molescroft Road, Beverley
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 Andrews Court

Molescroft Road, Beverley, HU17 7FQ

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Andrews Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom balcony apartment
- Set in private mature grounds with stunning landscaped gardens
- Security door entry system
- Part exchange considered
- Communal coffee lounge for socialising
- Exclusive over 55's development
- Part-time concierge on-site
- Parking space conveyed with apartment
- **Viewings Highly Recommended**

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Andrews Court, Beverley

2 | 2 | Asking price £275,000

Summary
Andrews Court was built by McCarthy & Stone purpose built for retirement living.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family.

Local area
The Medieval church of Beverley Minster dominates the unspoilt skyline of this lively trading town, home to popular Wednesday and Saturday Markets. There are plenty of popular High Street stores, alongside a huge selection of independent shops and antique emporiums.
Beverley's historic cobbled streets play host to an amazing variety of musical events, including Folk and Jazz Festivals in the summer months. There are year-round celebrations for everything from literature to kite-flying - including the October food-festival, which has over 70 stalls of culinary delights, alongside street-entertainers and cookery demonstrations by top local chefs. Beverley has a wide range of eateries, from pavement cafes to fine-dining restaurants. If you fancy a Pub Lunch there are well over forty fine hostelries to choose from - including the historic Sun Inn, dating back to 1530.
As well as the nearby Beverley Racecourse, there is Yorkshire's oldest Golf Club: 'The Beverley and East Riding Golf Club' founded in 1889. For the fitness enthusiast, Beverley's East Riding Leisure centre offers a swimming pool and regular exercise classes. Beverley Railway Station provides reliable links to Yorkshire's many attractive destinations, with Scarborough, York and Hull (The 2017 City of Culture) all within easy reach. Just 0.5 miles from the development, you'll find the historic town of Beverley. Here you can discover a variety of independent shops, fashion stores and supermarkets.

Entrance Hall
Front door with spy hole leads to the entrance hall - the 24-hour emergency response and security door entry system with intercom, illuminated light switches and smoke detector. From the hallway there is a door to a walk-in utility/storage cupboard which houses the washer/dryer. Further doors lead to the lounge, bedroom and shower room.

Living room
This delightful living room has double opening french doors to good size walk out balcony overlooking the communal gardens. There is space for a dining table and chairs. There are TV and telephone points with a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. A partially glazed door leads into the separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with work surface with inset single drainer sink unit with mono lever tap and window above with views across the gardens. Integral appliances comprise of a low level oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

Bedroom One
Double bedroom with full height window overlooking the garden. Ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

En-suite Shower Room
Partially tiled walls and tiled flooring, fitted with a walk-in shower cubicle with rainfall showerhead and separate handheld shower head, wash hand basin inset to vanity unit with illuminated mirrored cabinet above and WC with concealed cistern. Electric chrome heated towel rail and extractor fan.

Bedroom Two
Double bedroom with central ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater.

Shower Room
Partially tiled walls and tiled flooring, fitted with a raised level WC, wash hand basin and mirror above, walk-in shower cubicle with adjustable shower head and hand rail. Electric heated towel rail.

Car Parking Space
There is a car parking space included in the sale of the property.

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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,273.32 for the financial year ending 30/09/2027.

Leasehold Information
Lease: 999 years from 1st Jan 2019
Ground rent: £495 per annum
Ground rent review: 1st Jan 2034
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 55 years.

Additional Information & Services
- Part Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













