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**Limb**  
MOVING HOME



*19 Old Manor Lawns, Long Lane, Beverley, East Yorks., HU17 0NB*

- 📍 First Floor Apartment
- 📍 Stunning Complex
- 📍 Close to Wednesday Market
- 📍 Council Tax Band = C
- 📍 2 Bedrooms
- 📍 Garage + Pool Complex
- 📍 Requires Refurbishment
- 📍 Leasehold/EPC = C

**£172,550**



## INTRODUCTION

This two bedroomed first floor apartment is within a fabulous complex surrounded by lovely gardens situated close to Wednesday Market and all that Beverley has to offer. Old Manor Lawns is a highly sought after and purpose built complex of apartments which afford an enviable lifestyle enjoying tranquil gardens but within striking distance of the vibrant town centre. The complex also has the benefit of its own indoor swimming pool and sauna facilities. The apartment has been unoccupied for a while and would benefit from some cosmetic improvements which would create a lovely home or a great investment. Features include good room sizes, particularly the lounge complete with sliding doors out to a balcony overlooking the gardens. There is a good sized dining kitchen and two bedrooms, bathroom and en-suite to bed 1. The property also has a single garage plus there are visitors spaces within the parking courtyard. The communal gardens are principally lawned with mature trees and borders creating a beautiful leafy environment to enjoy. The apartment has the benefit of modern uPVC double glazing and electric storage heating.

## LOCATION

Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful Georgian Quarter of the North Bar Within district, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.



## ACCOMMODATION

A security intercom system allows access to the communal hallway with staircase leading up to the first floor landing. A private entrance door opens to the apartment.

## HALLWAY

A central hallway with access to roof void and cylinder/airing cupboard off. Further storage cupboard.

## LIVING ROOM

An attractive living room with wide patio doors opening out to the balcony which provides a lovely aspect across the complexes gardens. The room also has a feature fire surround with marble hearth and backplate.





## DINING KITCHEN

With fitted floor and wall units, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood above, space for appliances. Picture window overlooking the communal gardens.



## BEDROOM 1

With fitted wardrobes and cupboards, window to outside.



## EN-SUITE SHOWER ROOM

With white suite comprising low level W.C., wash hand basin, shower cubicle, tiling to the walls and floor.



## BEDROOM 2

Fitted wardrobes, window to outside.



## BATHROOM

With suite comprising low level W.C., wash hand basin with cabinet, panelled bath, tiled surround.



## GARAGE





## COMMUNAL POOL COMPLEX



## COMMUNAL GARDENS







## TENURE

Leasehold - The lease term is 199 years from January 1989.

We understand that the most recent service charge for the year 2025 was £1850 (12 months overall). We understand that this was higher than usual as the complex required some extra work to be carried out. We also understand that a share in the freehold company will be conveyed with the sale. we recommend that any interested party check these points out in further detail with their solicitor.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

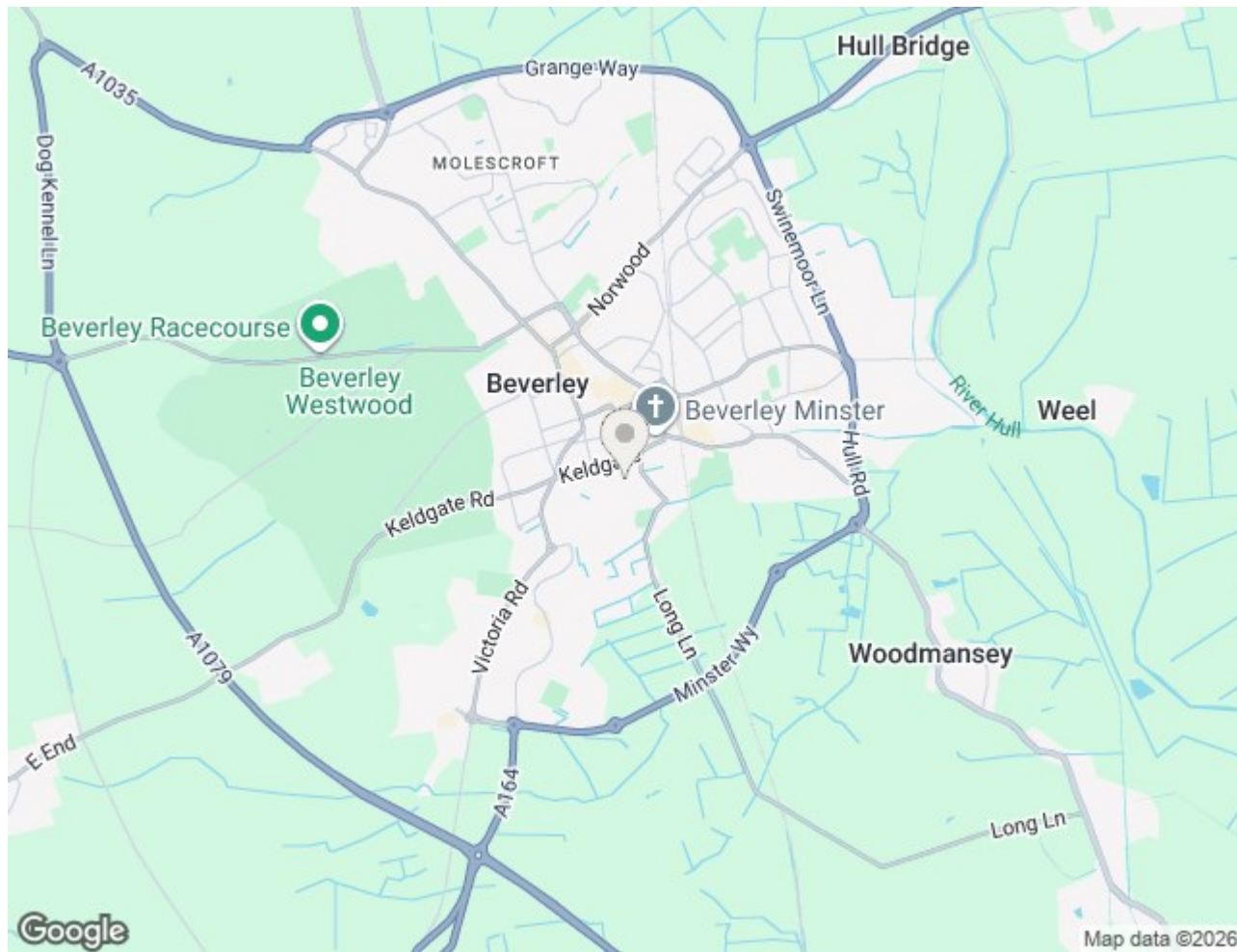
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.








Approximate total area<sup>m</sup>  
692 ft<sup>2</sup>  
64.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	