

**staniford**  
grays



12 Regal Court, Manor Road, Beverley, HU17 7GD

Offers Around £156,000





# 12 Regal Court

Beverley, HU17 7GD

- CENTRALLY LOCATED APARTMENT
- SPACIOUS LOUNGE
- ALLOCATED PARKING SPACE
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN

\*\*\*IDEAL FOR INVESTORS AND FIRST TIME BUYERS. THIS SPACIOUS, 3 BEDROOM APARTMENT HAS ACHIEVED A RENTAL INCOME OF £1100 P.C.M. HISTORICALLY \*\*\*

A smartly presented, centrally located three bedroom first floor apartment. Available with a parking space and positioned only a few short minutes' walk from Beverley town centre. This property has been well maintained and offers a spacious lounge with French doors and a well equipped Kitchen with integrated appliances and space for a small bistro table. The superior bedroom has fitted wardrobes and the second bedroom is also a double, with a third good sized single bedroom. There is a storage cupboard in the hall way plus a modern bathroom suite with a shower over the bath.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 21'1" x 5'6" (6.45 x 1.69 )  
Wood door with brass fittings, laminate wood floor, two three chrome spotlight fittings and a utility cupboard.

**LOUNGE** 15'1" x 14'9" (4.61 x 4.50 )  
Wood door with brass handles, laminate wood floor, three bulb pendant light fitting and front aspect double glazed wood French doors.

**KITCHEN** 12'2" x 8'5" (3.72 x 2.58 )  
Wood door with brass handles, vinyl floor, four chrome spotlights, front aspect wood double glazed window, integrated fridge freezer, four ring gas hob, electric oven and washing machine. A range of wall and base units, mottled worktops and splashback tiles.

**MASTER BEDROOM** 12'1" x 11'2" (3.70 x 3.42 )  
Wood door with brass handles, carpeted floor, three bulb pendant light fitting, front aspect wood double glazed window and fitted wardrobes.

**BATHROOM** 7'10" x 6'5" (2.41 x 1.96 )  
Wood door with brass handles, vinyl floor, two spotlights, low lush WC, bath with mixer shower over, extractor fan, pedestal wash hand Basin and towel radiator.

**BEDROOM TWO** 11'2" x 9'4" (3.41 x 2.86 )  
Wood door with brass handles, laminate wood floor, four chrome spotlights, rear aspect wood double glazed window.

**BEDROOM THREE** 9'4" x 8'6" (2.87 x 2.61 )  
Wood door with brass handles, laminate wood floor, three chrome spotlights and a rear aspect wood double glazed window.



#### **EXTERNAL**

The property occupies a choice position forming an integral part of the development, within a stones throw of the historic town centre and its many associated amenities.

The property benefits from an allocated parking space.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Leasehold ( Management Company JH Watson Property Management Ltd )

Ground Rent £100 PA Service Charges £1,800 PA Term of lease 125 year lease from 2002

#### **MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



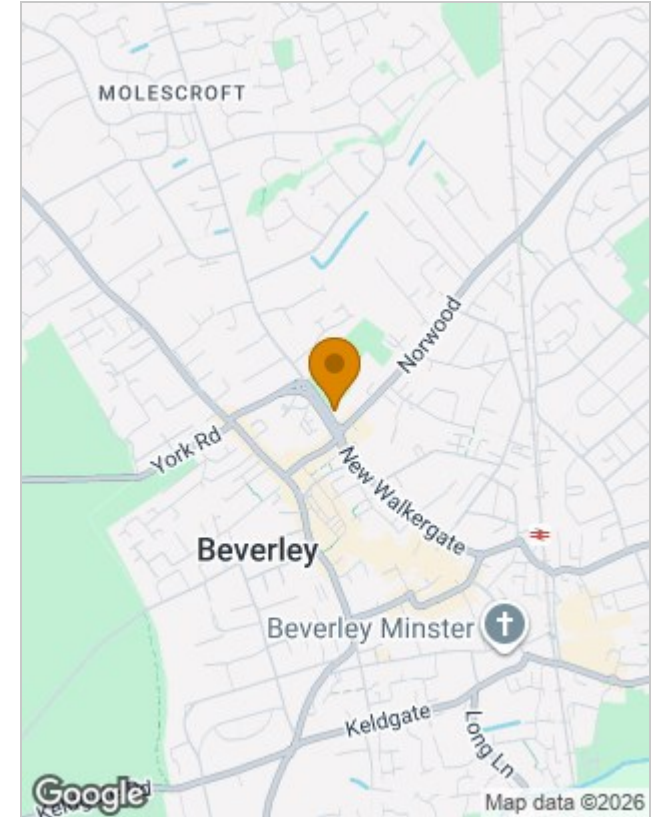
## Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

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