



Quick & Clarke

PROPERTY SPECIALISTS

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Flat 25 1 Acklam Court, Beverley HU17 0FL
£130,000

- First floor apartment
- Well presented throughout with light and airy, spacious accommodation
- Superb living dining kitchen
- Two double bedrooms both of which are fitted
- Newly refitted contemporary shower room
- Allocated car park for residents
- Communal gardens
- Viewing an absolute must
- EPC: C
- Council Tax: B

A modern, light and airy first floor apartment located within this highly popular residential area. Superbly presented throughout with a sense of space, light and a great layout. Enjoying double glazed windows and electric heating the accommodation boats over 670 square feet with entrance hallway, superb living dining kitchen with space for a dining area and lounge and enjoying a dual aspect of windows. There are two double bedrooms both of which are fitted and a superb recently refitted shower room.

The apartments enjoys communal gardens and allocated parking.

Whether you are a first time buyer, investor or looking to retire, this apartment will fit all your requirements to which an early viewing is a must!

LOCATION
Located on the south east side of Beverley off Hull Bridge Road and ideally located for accessibility to the new Beverley bypass and also for the retail and entertainment park of Flemingate.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

ALL FIRST FLOOR

ENTRANCE HALLWAY
A door leads into entrance hallway with attractive wood laminate flooring.

LIVING DINING KITCHEN
21'3" x 13'3" (6.48m x 4.04m)
Having attractive double glazed circular window and double glazed windows to both the rear and side elevations. To the kitchen area are modern fitted base and wall units with work surfaces and tiled splashbacks. Stainless steel oven with ceramic hob, space for fridge freezer, space and plumbing for washing machine and sink unit with drainer. Attractive wood laminate flooring flows throughout this area.

BEDROOM 1
13'7" x 10'6" decreasing to 5'7" to wardrobes (4.14m x 3.20m decreasing to 1.70m to wardrobes)
uPVC double glazed window to the side elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
10'3" to wardrobes x 9'11" (3.12m to wardrobes x 3.02m)
Double glazed window to the side elevation and full wall of fitted wardrobes.

SHOWER ROOM
7'4" x 5'7" (2.24m x 1.70m)
Newly fitted three piece suite in white enjoying walk-in shower cubicle, wash hand basin set in vanity and low level w.c. Attractive splashbacks, extractor and towel radiator.

OUTSIDE
The property enjoys a residents' allocated car park with clearly noted flat numbers. There are also communal gardens to the rear for residents' use (maintenance of which are covered under the Management Company).

SERVICES
Mains water and electricity services are available or connected to the property.

CENTRAL HEATING
The property benefits from an electric central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Leasehold

(this will be confirmed by the vendor's solicitor).

The Lease term is 155 years from 1 January 2010 (139 years remaining).

We understand maintenance charges payable are £449 per annum with RPMS Management Services and Ground Rent of £185 is payable per quarter.

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

FIRST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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