



## 19 Fern Bank Court Moat Way, Brayton, Selby, YO8 9RU

Independent Living Apartment For Over 55's | Two Bedrooms | No Onward Chain | Communal Car Park | Communal Restaurant & Lounge | On Site Hair Salon & Shop | Popular Village Location | Viewing Highly Recommended

- Apartment For Over 55's
- Electric Heating
- Council Tax Band -
- Popular Village Location
- Two Bedrooms
- Leasehold Property
- No Onward Chain
- Communal Car Park - No Allocated Parking
- EPC Rating -
- Great Communal Areas

**£130,000**

Jigsaw Move are pleased to welcome you to this delightful apartment located in the serene Fern Bank Court, nestled within the charming village of Brayton, Selby. This well-appointed residence, built in 2008, offers a comfortable living space of 780 square feet, ideal for those seeking independent living tailored for individuals aged 55 and over.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests boasting patio doors with a small balcony that invites natural light and fresh air into the space. The apartment features two spacious bedrooms. The well-designed wet room is conveniently located, ensuring ease of access from both the hallway and the main bedroom.

Fern Bank Court is not just a home; it is a vibrant community. Residents benefit from an on-site estate manager who is dedicated to ensuring a pleasant living experience. The communal lounge serves as a social hub, where neighbours can gather and enjoy each other's company. Additional amenities include a laundry room, hair salon, a shop for everyday essentials, a guest room for visitors, and a hobby room for those with creative pursuits. For added convenience, there is a dedicated charging room for mobility scooters. Additionally, the apartment benefits from lift access, making it easily accessible for all.

One of the highlights of this property is the delightful view of Brayton Church, which adds a touch of charm to the living experience. There is a charming patio area at the front of the building, perfect for enjoying the outdoors. The communal car park offers convenience for residents, although it is important to note that there are no allocated parking spaces.

One of the standout features of this property is the availability of on-site care staff, ensuring peace of mind for residents. For those who need help with meals, there is an optional meal service available at a cost, allowing residents to enjoy nutritious meals.

This apartment truly embodies the essence of comfortable and independent living, making it an excellent choice for those looking to embrace a fulfilling lifestyle in a supportive environment. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to make this charming apartment your new home.

#### Lease Details;

- Lease length 125 years with approx. 108 remaining
- monthly service charge approx. £633.06

This covers the cost for electric(have to source your own electric provider) and water with in the property and the day to day repair and management of the estate, including insurance of the building and maintenance of communal areas and daily lunch per person.

#### ACCOMMODATION

**Kitchen 8'4" x 12'1" (2.55m x 3.68m)**

**Lounge 17'1" x 12'1" (5.20m x 3.68m)**

**Hallway**

**Bedroom One 16'7" x 10'1" (5.06m x 3.07m)**

**Bedroom Two 8'0" x 8'10" (2.43m x 2.69m)**

**Bathroom 7'4" x 10'1" (2.23m x 3.07m)**

#### ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)

#### 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.





## LETTING - HOW DO I APPLY FOR A PROPERTY?

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

## 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

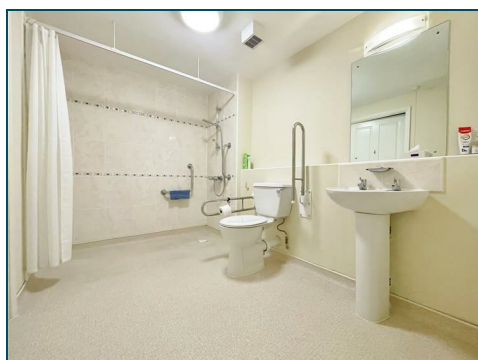
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

## 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.

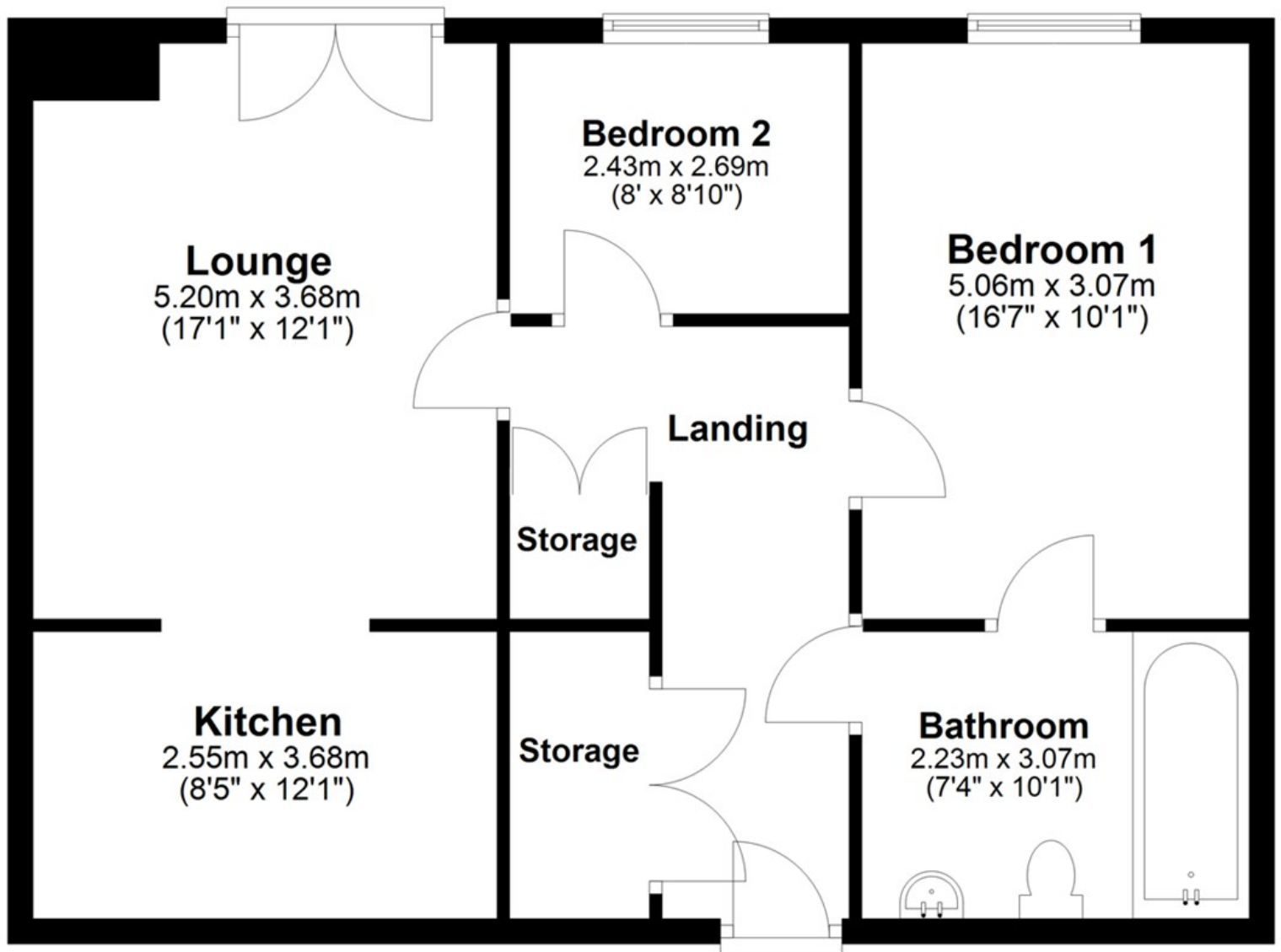
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



# Ground Floor

Approx. 72.5 sq. metres (779.9 sq. feet)



Total area: approx. 72.5 sq. metres (779.9 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		84	84
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			
England & Wales			
EU Directive 2002/91/EC			



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