Minerva Court, York YO51 9PB

£115,000

Stephensons
estate agents & chartered surveyors

A 2 bedroom ground floor flat exclusively for the over 55's, within walking distance to the Boroughbridge Town Centre and positioned as such that it has an outlook towards the Weir and the River Ure. Additionally, the flat is available with no onward chain.

Tenure: Leasehold
Services/Utilities: All mains and services are understood to be connected.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: B - North Yorkshire Council
EPC: C (75)
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

The property is entered into an entrance hall which in turn leads on to the main hall which is fitted with laminate wooden flooring. The main hall features a deep storage cupboard currently fitted with shelving and also a useful airing cupboard.

The sitting room features laminate wooden flooring and is positioned towards the rear of the property which benefits from views over part of the communal garden and towards the weir.

Leading off the sitting room is the kitchen which features a range of high and low level matching storage cupboards to three sides, with sink & dish drainer and stylish emerald green tiled splashbacks. The kitchen has a range of integrated appliances to include an electric four point hob, oven, fridge and washing machine. There is also freestanding space for a freezer and a tumble dryer.

Both bedrooms are located toward the front of the property, with the principal bedroom featuring a fitted wardrobe with sliding doors and internal elements to include separate shelving, drawers and hanging rails. The second bedroom is a single bedroom with fitted shelving.

Finishing off the accommodation is the house bathroom which is fitted with vinyl flooring and benefits from surrounding full height tiled splash backs. The house bathroom includes a low flush WC, a wash hand basin with cupboard beneath and an enclosed shower cubicle with sliding glass door.

Externally, there are communal gardens to the front, and off street parking on a first come first serve basis. The property is well positioned within Boroughbridge and benefits from being within walking distance to the High Street.

Leasehold Details:
Starting Year of Lease : 1988 – 99 year lease
Years Remaining on Lease : 62 years
Service Charges : £1,152 per annum (£288 per quarter) – Reviewed annually
Ground Rent : £10 per annum

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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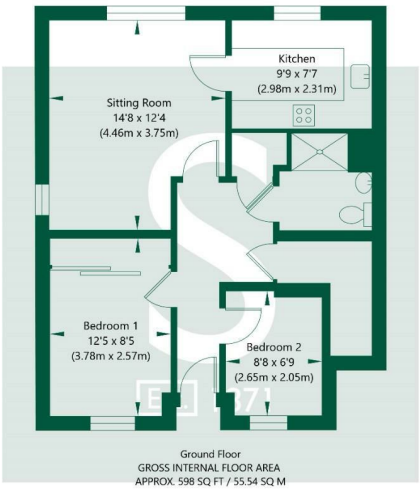

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 598 SQ FT / 55.54 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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