

HORNSEYS

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£85,000

6 Ingle Court, Market Weighton, York, YO43 3HB

Close to the town centre and amenities, this one bedroom ground floor apartment has a patio and beautiful views over the rear gardens.

This over 55's apartment briefly comprises entrance hall, living room, kitchen with integrated appliances, bedroom with fitted wardrobes, shower room and patio to the rear overlooking the landscaped gardens.

The property is situated within a purpose built complex for the over 55's by McCarthy and Stone and benefits from a secure entry system, emergency careline system, house manager, intruder alarm, communal residents lounge, guest suite, laundry room, lift and car parking.

Ingle Court is ideally placed for the centre of Market Weighton and local amenities.

Bedrooms

1

Bathrooms

1

Receptions

1



MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

ACCOMMODATION

ENTRANCE HALL

2.64m x 1.35m (8'7" x 4'5")

Ceiling coving, storage cupboard.

LIVING ROOM

5.34m x 3.84m (max) (17'6" x 12'7" (max))



Rear door to patio, ceiling coving, wall mounted heater, television aerial point, telephone point.

KITCHEN

2.23m x 1.75m (7'3" x 5'8")

Kitchen units with stainless steel sink and drainer with mixer tap, integrated freezer, fridge, electric hob and oven with extractor fan over, part tiled walls, wall mounted heater, ceiling coving,

BEDROOM

3.89m x 2.60m (12'9" x 8'6")

Ceiling coving, wall mounted heater, integrated mirror door wardrobes, television aerial point, telephone point.

SHOWER ROOM

2.69m x 2.22m (8'9" x 7'3")



Enclosed shower cubicle with plumbed shower and hand rails, hand wash basin built into vanity unit, light and shaver point, low flush WC, wall mounted heater, tiled walls, ceiling coving, storage cupboard off housing insulated hot water cylinder.

VIEW FROM PATIO



OUTSIDE

This ground floor apartment has access from the living room on to a patio overlooking the communal garden areas. To the front of Ingle Court is the residents car park and main entrance doors which benefit from entry phone access and lead into communal areas.

SERVICE CHARGES

We have been advised by our vendors that the ground rent charge is £212.50 and the service charge is £1546.65 payable every 6 months on 1st March and 1st September (fees are subject to change and confirmation with solicitors). The service charge review date is 1st December annually, ground rent is to be reviewed when the building is 25 years old. The management company is Firstport Retirement Property Services Ltd.

According to McCarthy and Stone's website this charge covers:

- * The House Manager - there to cover the day to day running of the development and is on hand in case of emergencies during office hours.
- * 24 hour emergency call centre - a round the clock call response and monitoring service that provides reassurance and supports the role of the House Manager.
- * Water and sewerage rates.
- * Electricity, heating, lighting and power in communal areas
- * Management and maintenance of the building.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Council Tax Band B

TENURE

The property is leasehold (125 years from 2007).

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

ANIT-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£25.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

AGENTS NOTE

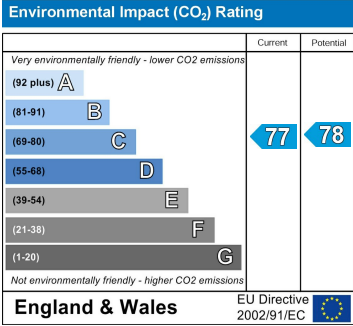
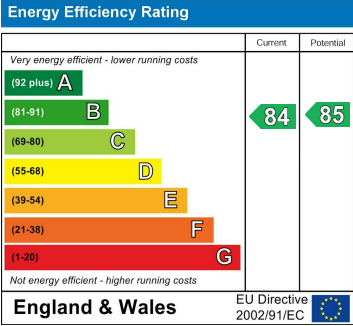
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

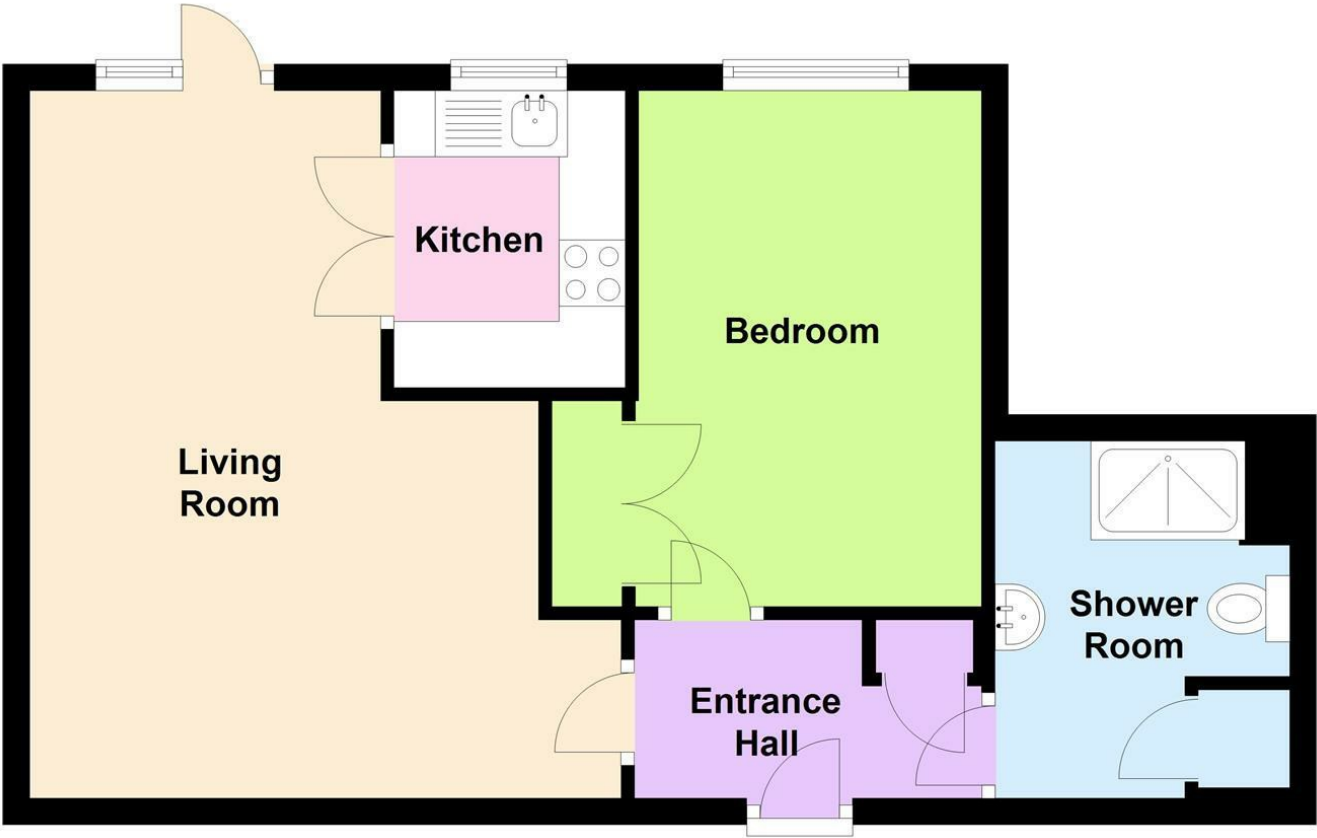
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Floor plan

Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 44.8 sq. metres (481.9 sq. feet)