



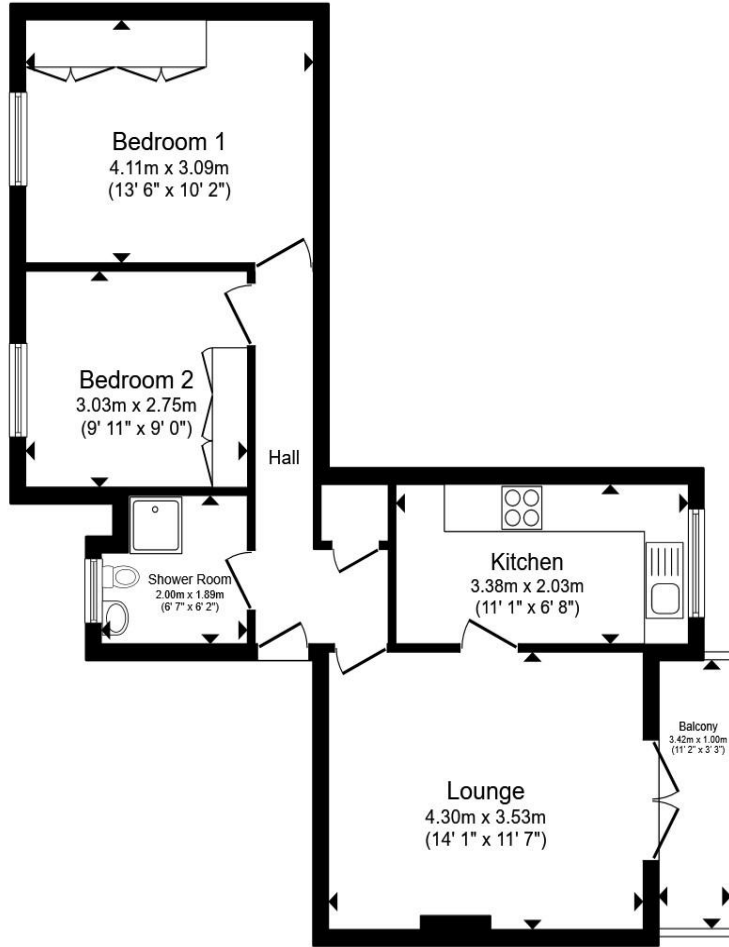
**St. Ellens Court, Beverley, HU17 0HH**

**Welcome to**

**St. Ellens Court, Beverley**

A superb purpose-built first floor apartment offering spacious accommodation, balcony views towards Beverley Minster, communal facilities, off-street parking, and a highly desirable central town location close to all amenities.





Total floor area 54.8 m<sup>2</sup> (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Communal Entrance Hall**

**Communal Lift**

**First Floor Landing**

**Private Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Shower Room**

**Communal Garden**

**Agents Note**

Please note this property is in a conservation area. Also to be noted, the annual service charge is based on a monthly charge of £289.65

It should be noted to qualify for occupancy the purchaser should be over 55 or have another qualifying charter.

The scheme manager is on site Monday to Friday. The property is to be sold on a shared ownership basis with the purchaser owning 70 % with Joseph Rowntree Housing Trust retaining 30%.

Please call our office for further information on 01482 880488.



**Agents Note:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Welcome to

### St. Ellens Court, Beverley

- Superb purpose-built first floor apartment. With monthly service charge fees
- Two double bedrooms with spacious interior
- Balcony with views towards Beverley Minster
- Gas radiator heating, double glazing, and off-street parking
- Central town location within a sought-after cul-de-sac development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3475.80

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

### Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107459](https://www.williamhbrown.co.uk/Property/BEV107459)



Property Ref:  
BEV107459 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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