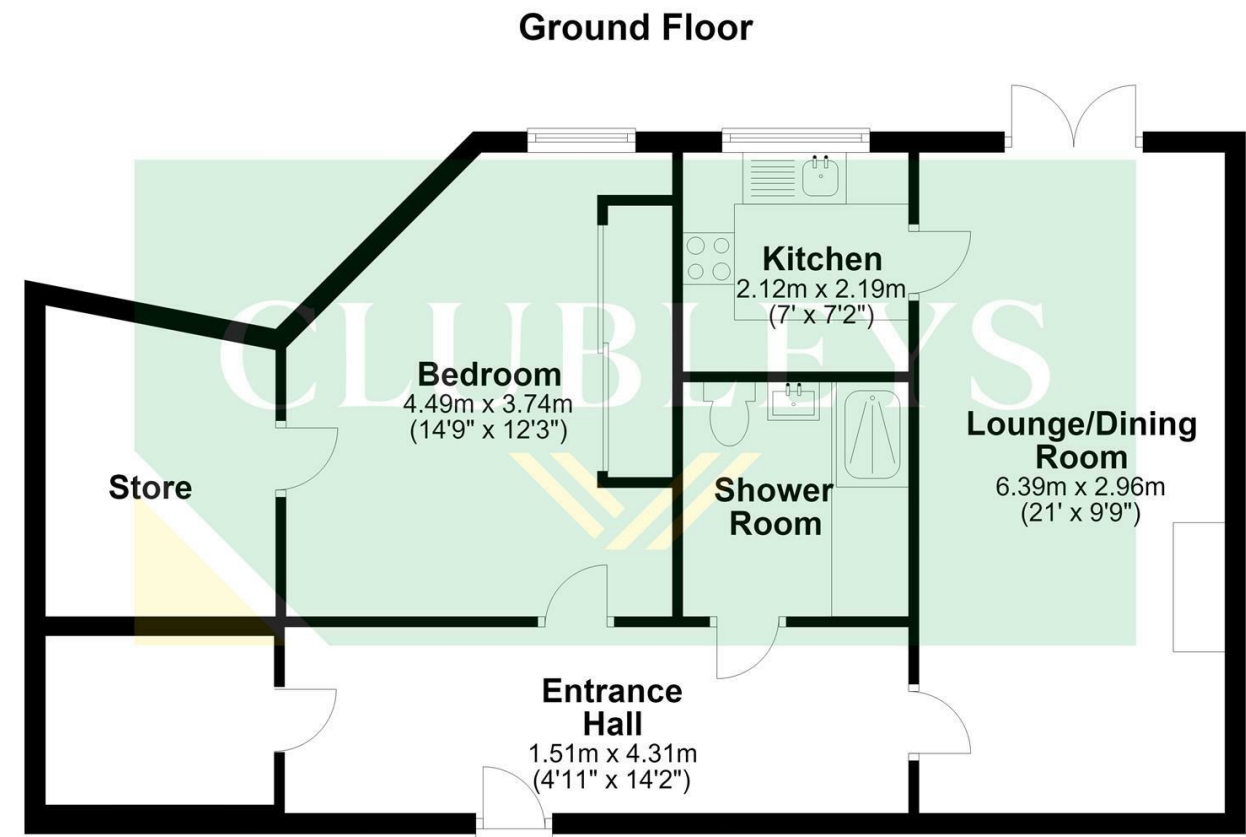




AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

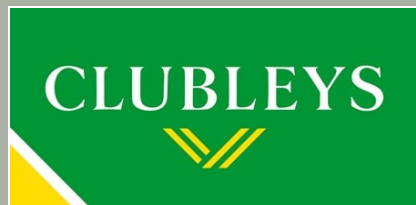
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

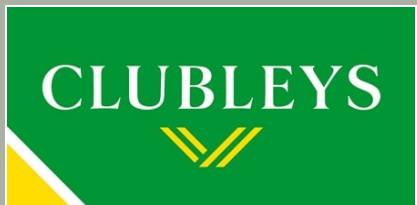


52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



8, Rogerson Court,
Pocklington, YO42 2SJ
£220,000



LUXURY GROUND FLOOR ONE bedroom retirement apartment situated in the centre of Pocklington. The modern accommodation comprises of entrance hall, sitting room with fireplace, re-fitted kitchen with integrated appliances, shower room, one bedroom with fitted wardrobes and useful storage cupboard and ALLOCATED PARKING SPACE.

The development is exclusively for the over 60's benefiting from homeowners lounge with regular activities for socialising with neighbours and landscaped gardens.

The flat also benefits from 24 hr call system for emergencies, double glazing and electric panel heating.

This property is Leasehold. East Riding of Yorkshire Council - Council Tax Band B.

rightmove

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COMMUNAL ENTRANCE**ENTRANCE HALL**

1.50m x 4.32m (4'11" x 14'2")

Entered via front entrance door, having storage cupboard housing plumbing for washer/dryer, Vent-Axia system and recess lighting.

LOUNGE/DINING ROOM

2.96m x 6.40m (9'8" x 20'11")

Electric fire, electric night storage heating and double doors to the rear elevation.

FITTED KITCHEN

2.13m x 2.20m (6'11" x 7'2")

A re-fitted kitchen with matching arrangement of floor and wall cupboards with working surfaces, built in fridge/freezer, ceramic sink unit, built in electric oven with Neff extractor hood over, built in slim line dishwasher, karndean flooring and double glazed window to the rear elevation.

MASTER BEDROOM

3.77m x 4.49m measured to the widest point (12'4" x 14'8" measured to the widest point)

A lovely master bedroom having fitted wardrobes, night storage heater and double glazed window to the rear elevation.

STORAGE CUPBOARD

2.43m x 2.23m (7'11" x 7'3")

Useful walk in storage cupboard fitted with hanging rail.

SHOWER ROOM

2.02m x 2.19m (6'7" x 7'2")

Fitted suite comprising re-fitted walk in shower with seat, vanity hand basin, low flush WC, chrome radiator, tiled flooring and dimplex electric heating.

CAR PARKING

One allocated disabled parking space.

ADDITIONAL INFORMATION**LEASE AND CHARGES**

Length of lease 999 years from 6th July 2018. A service charge of £244.82 per month which includes cleaning of communal windows and external apartment windows, water rates for communal areas and apartment, electricity, heating, lighting and power to communal areas, Tunstall 24-hour emergency call

system, Upkeep and maintenance of gardens and grounds, Intruder-alarm system, security door-entry system, repairs and maintenance to the interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas, buildings insurance, House Manager and staff costs. The service charge does not cover external costs such as Council Tax, electricity or TV. Ground Rent is paid half yearly £212.50

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band B.

