



Highgate Court, Beverley, HU17 0DW  
£124,950

  
**Philip  
Bannister**  
Estate & Letting Agents



# Highgate Court, Beverley, HU17 0DW

## Key Features

- Sought After Location In The Heart Of Beverley
- A Stone's Throw From The Minster/Town Centre
- Communal & Private Entrance Hall
- Open Plan Lounge/Kitchen Area with Balcony
- Bedroom, Box room/Office, Bathroom, Communal Gardens
- First Floor Apartment, Early Viewing A Must
- 360 Degree Immersive Tour Available
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

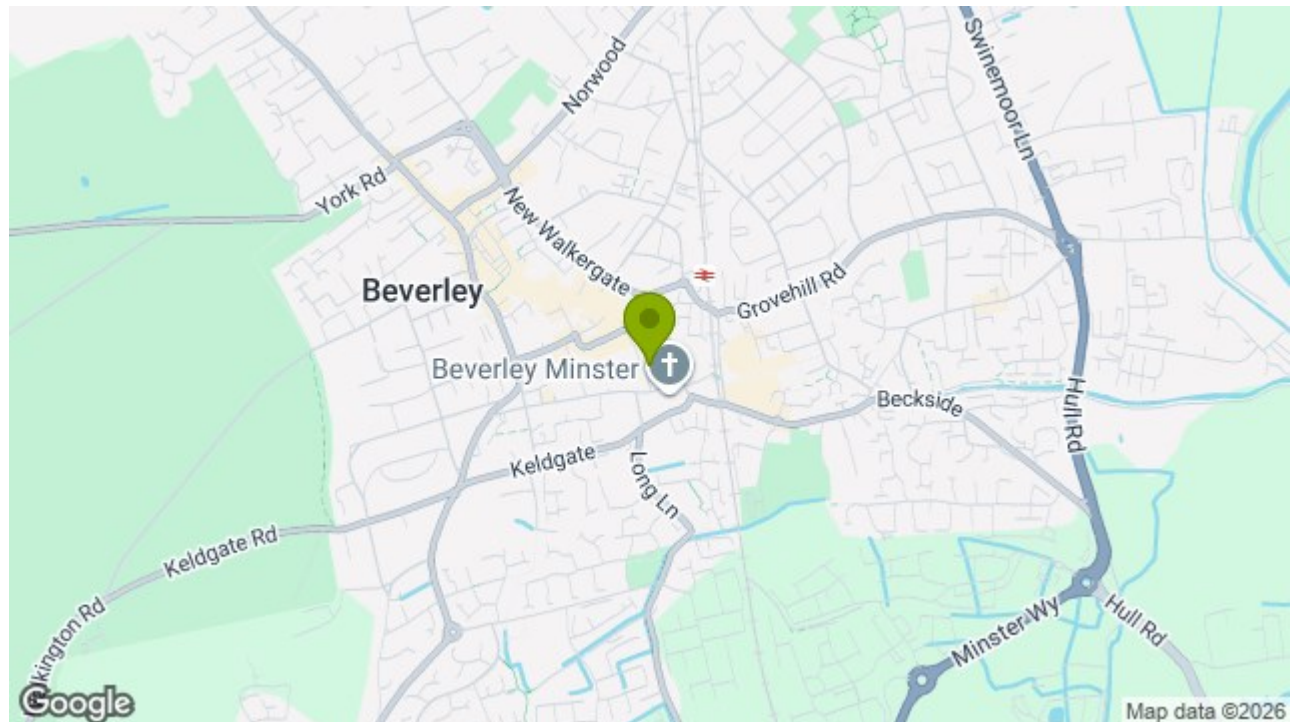
A delightful first-floor, one bedroom (plus a box room/office) apartment ideally positioned in the heart of Beverley, enjoying attractive views towards the Minster and within easy walking distance of the wide range of amenities the town has to offer.

The property is accessed via a well-maintained communal entrance hall, leading to a private entrance hall complete with intercom security system. Internally, the accommodation has been thoughtfully arranged, with a partial opening between the kitchen and living room creating a light and airy feel while still maintaining distinct living spaces.

The communal areas have been significantly enhanced in recent years, including new flat roofs, coperts and the installation of new windows. Notably, the staircase benefits from a large window, allowing natural light to flood the space and create a welcoming approach.

Externally, there is undesignated residents' parking available. In terms of the garage, although the garages are not allocated to a specific flat, there should be a garage available, upon request to the management company.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.









## BEVERLEY

The market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

## COMMUNAL ENTRANCE HALL

with communal entrance hall, stairs and intercom security system

## PRIVATE ENTRANCE HALL

with panelled door and laminate flooring.

## OPEN PLAN LOUNGE/KITCHEN

Lounge Area - with laminate flooring and double glazed patio doors leading out to the balcony which has views over the minster.

## KITCHEN AREA

with a range of base and wall units, laminate work surfaces, sink unit, electric oven and hob, extractor hood, splash back tiling, plumbing for automatic washing machine, laminate flooring and double glazed window to the front elevation.

## BEDROOM 1

with double glazed window to the rear elevation and laminate flooring.

## BOX ROOM/OFFICE

with window to the rear elevation and laminate flooring.

## BATHROOM

with a three piece white suite comprising panelled bath, wash hand basin, w.c., tiled floor, half tiled to

walls and double glazed window to the rear elevation.

## OUTSIDE

Outside the property has communal gardens and there is undesignated residents' parking available. Garages may be rented subject to application through the management company. The current owners utilise one such garage; however, this arrangement is not transferable and any incoming purchaser would need to apply following completion.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

SECURITY - The property has the benefit of an installed intercom system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market.

Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### **TENURE.**

We understand that the property is Leasehold. This should be clarified by your legal representative.

### **AML.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers,

and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Approximate total area<sup>m</sup>  
367 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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