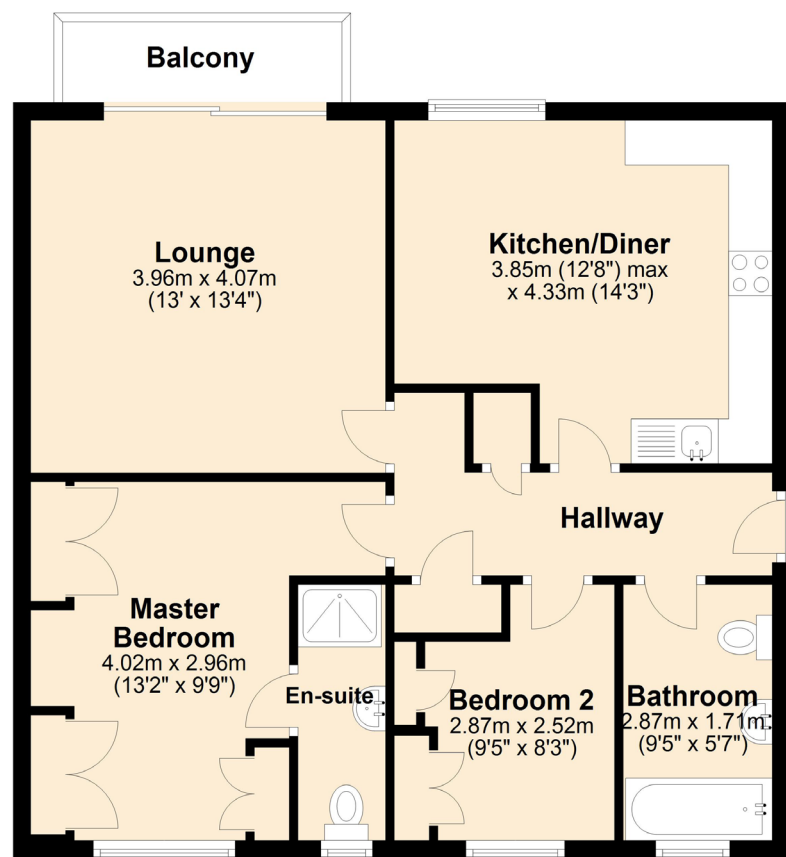


**Floor Plan**

Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)



Offers over  
£180,000

31 Old Manor Lawns,  
Long Lane,  
Beverley

**HEATING AND INSULATION**  
The property has an electric heating system and uPVC double glazing.

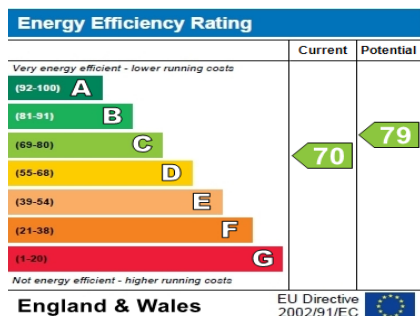
**SERVICES**  
Electricity, water and drainage are connected to the property. None of the services or installations have been tested.

**TENURE** The property is Leasehold

**SERVICE CHARGE**  
For 1st April 2022 to 31st March 2023 £1450

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





**THE ACCOMMODATION COMPRISES:**

**BEDROOM ONE**

With built-in wardrobes and dressing table. Storage heater.

**COMMUNAL HALLWAY**

Serving just four adjacent apartments, two ground floor and two first floor, and with door entry intercom system.

**EN-SUITE SHOWER ROOM**

The pink suite includes a low level WC, pedestal wash-hand basin and shower enclosure with electric shower fitment. Half wall tiling.

**HALLWAY**

Built-in cloaks cupboard and further double airing cupboard with hot water tank (fitted electric immersion heater). Storage heater.

**EXTERNAL**

Communal gardens with mature trees and shrubbery.

**KITCHEN / DINER**

With a good selection of wall and base units, laminate worktops, double drainer sink, electric hob with extractor hood above, built-in electric oven and grill. Washing machine and slimline dishwasher. Storage heater and coving.

**SINGLE GARAGE**

Located in a brick and tile constructed block near the apartment.

**SWIMMING POOL**

The apartment complex includes a detached pool building containing a heated indoor swimming pool with changing facilities. This is available for the exclusive use of the residents of Old Manor Lawns.

**LOUNGE**

With electric fire having a stone-effect surround, coving, storage heater and sliding doors to a balcony overlooking the gardens.

**BATHROOM**

With a panelled bath and vanity cupboards with built-in WC and sink basin, wall cupboards, floor to ceiling tiles and electric towel rail.

**31 Old Manor Lawns, Long Lane, Beverley, HU17 0NB**

**DESCRIPTION**

This two bedroomed first floor property is part of an exclusive apartment complex set in lovely mature grounds including many fine mature trees and benefiting from a private heated indoor swimming pool exclusively available for the residents to use. The accommodation has south and west aspects to the living areas which also includes a small private balcony off the lounge. There is a garage nearby in the adjoining vehicle courtyard. The setting and facilities offered by Old Manor Lawns are unique in the town, representing a rare opportunity of a lifestyle purchase.

**SITUATION**

Tucked away behind mature trees off Long Lane, south of the town's historic Minster, this private and peaceful setting is within a reasonable level walk of the excellent amenities offered by Beverley town centre, including a wide range of shops, an abundance of places to eat and drink, and the rail and bus stations.

