



Apartment 4, Morleys Mews Walkergate, Beverley, East Riding of Yorkshire, HU17 9BY

Fabulous loft style town living is offered here with NO CHAIN, slap bang in the centre of Beverley. A select development of seven, converted loft style apartments in the historic centre of Beverley.

A unique brand of stylish town centre living that truly is the cutting edge of affordable design. Inspired by the need to create lifestyle opportunities for younger buyers in the Beverley area. Smartly designed, with contemporary and carefully planned interior layouts. Every element has been well thought out creating an irresistible combination for people looking to get onto the property ladder.

The development is tucked away in a quiet courtyard atmosphere allowing residents to take full advantage of all that Beverley has to offer. Morleys Mews not only meets the need for busy modern lifestyle but is an opportunity that simply cannot be missed.

The apartments are situated on the first and second floors and have secure video entry system. To the first floor is an open plan lounge/kitchen with room for storage. The duplex second floor level features a bedroom and en suite bathroom.

£79,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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COMMUNAL GROUND FLOOR
ENTRANCE

Secure intercom entry system open to a communal entrance hall with stair case approach to the first floor communal landing area.

FIRST FLOOR COMMUNAL LANDING

APARTMENT 4

ENTRANCE HALL

Solid wood door. Radiator. Wall mounted intercom unit and thermostat control panel. Stair case approach to the first floor.

LOUNGE/KITCHEN/DINING ROOM

15'2" x 10'11"
Double glazed window to the front elevation. Inset ceiling spotlights throughout.

Kitchen Area - Modern kitchen units in high gloss black and cream with complimentary work surfaces and tiling to all splash back areas. Integrated appliances include an electric oven and two ring hob with extractor and an undercounter fridge. Plumbing for a washing machine. Stainless steel oval inset sink.

Lounge Area - TV and telephone sockets with Sky connections. Storage cupboard under the stairs housing the electric heating system.



STAIRCASE LEADING TO

BEDROOM ONE

10'9" x 8'2"
Double glazed Velux roof window to the front elevation with views of Beverley Minster in the distance. Fitted storage to the eaves. Radiator and TV point.



EN SUITE BATHROOM

8'1" x 4'8"
With a modern three piece suite comprising of a panelled bath with fitted shower over with glass screen to the side. Vanity unit housing a wash hand basin with chrome mixer tap. Dual flush WC. Heated towel rail in chrome. Extractor. Vinyl flooring.



TENURE We understand the Tenure of the property to be leasehold with 125 years from May 2012. The ground rent is £75 per year. Service Charge is £500 per year - paid at £125 per quarter.

SERVICES (Not Tested) Mains Water, Electricity and Drainage are connected.

FIXTURES AND FITTINGS Many quality fixtures and fittings including light fittings, etc may be available by separate negotiation.

VIEWING Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 866304
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