



## 1 Regal Court Manor Road, Beverley, Yorkshire, HU17 7GD

Providing the very best in contemporary living in central Beverley, Stanifords are proud to present to the market this modern and well maintained Two Bedroom Apartment within the Regal Court development. Not often presented to the market in such excellent condition, the owner occupied apartment has been beautifully maintained and comes ready for immediate occupation.

The apartment is located on the first floor and is located to the side of the apartment building within easy reach of the Town Centre.

The accommodation in brief comprises of a communal Entrance Hall providing access to the subject Apartment on the first floor. Within the apartment a central Entrance Hall provides access to all rooms, a spacious Lounge with Juliet balcony, modern Kitchen with integrated appliances, two well proportioned Bedrooms and a main Bathroom with fitted suite.

With gas central heating and double glazed windows.

An appointment to view comes highly recommended given the size and quality of the accommodation on offer.

£125,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	80	81
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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**COMMUNAL GROUND FLOOR**  
**ENTRANCE HALL**

where a staircase approach then provides access in turn up to the communal first floor landing. From here access is provided through a private entrance door to the subject apartment.

**APARTMENT 1**

**ENTRANCE HALL**

With a solid entrance door. Laminate wood flooring. Radiator. Coving.

**LOUNGE**

**16'5" x 9'9"**

Double glazed doors to a Juliet balcony. Two radiators. TV point. Coving. Sliding doors to the:-



**KITCHEN**

**10'9" x 5'11"**

Double glazed window to the side elevation. Modern fitted kitchen with wall, drawer and base units with rolled edge work surfaces. Stainless steel oval sink

and drainer. Tiling to all splash back areas. Integrated appliances including an oven and gas hob with extractor, fridge freezer and washer dryer. Tile effect flooring.



**BEDROOM ONE**

**9'7" x 8'9"**

Double glazed window to the side elevation. Laminate wood flooring. Radiator. Storage cupboard housing the wall mounted Worcester Bosh gas boiler. Telephone point.



**BEDROOM TWO**

**9'0" x 7'6"**

Double glazed window to the side elevation. Laminate wood flooring. Radiator.



**BATHROOM**

**8'8" x 5'5"**

Double glazed privacy window to the side elevation. Three piece bathroom suite in white comprising of a panelled bath with fitted mains shower over and glass screen to the side. Low level WC. Pedestal wash hand basin. Heated towel rail in white. Partially tiled walls. Inset ceiling spotlights.



**OUTSIDE**

The property does not come with an allocated parking space, however residents are permitted to used parking permits from the East Riding of Yorkshire Council.

**TENURE** We understand the Tenure of the property to be Leasehold with a 125 year lease from 2002. There is a quarterly service charge payable to the management company Watson Property Management of £350. There is also an annual ground rent of £100 payable to the management company Braemark Estates.

**SERVICES** (Not Tested) Mains Water, Gas,

Electricity and Drainage are connected.

**FIXTURES AND FITTINGS** Fixtures and fittings are available by separate negotiation.

**VIEWING** Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 866304  
E-mail: bevsales@stanifords.com

**WEBSITES**

www.stanifords.com www.homesonview.co.uk  
www.rightmove.co.uk www.onthemarket.com

**ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY**

**Services:** None of the services, fittings or appliances (if any), heating insulation, plumbing or electrical systems have been tested and no warranty is given as to their working ability.