



## Apartment, 39 Delta, Mill Lane, Beverley, East Riding of Yorkshire, HU17 9AY

A large One Bedroom Second Floor Apartment with attractive open aspect and outlook, with Juliette balcony. Central secure Entrance Hall with audio entry system, with stairs to Second Floor.

Apartment comprises Entrance Hall, open plan Lounge / Dining Kitchen, fitted Kitchen with appliances include automatic washing machine, dishwasher, fridge, oven, hob and hood. Large Double Bedroom with wardrobe recess and fitted Bathroom with white suite.

Central Heating and uPVC Double Glazing. Single Dedicated Car Parking Space with vehicular access through Double Security Entrance Gates.

The Apartment is Leasehold.

Delta is a block of some 42 luxury apartments, built by Westbridge Homes in 2008. The quality purpose built apartment development benefits from shared gardens, communal car parking spaces accessed through Double Secure Entrance Gates and separate staircase accesses to four separate entrances.

Apartment 39 is accessed via dedicated entrance with ground floor entrance to apartments with staircase access to second floor to the the subject Apartment, and staircase access down to Bike Store, Bin Store and Rear Entrance and Parking Area.

£119,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	68	69
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## ACCOMMODATION COMPRISES

### SECOND FLOOR APARTMENT 39

#### CENTRAL ENTRANCE HALL

with large built-in storage cupboard.

#### THROUGH LOUNGE / DINING KITCHEN

#### LOUNGE

13'9" x 13'9"

with uPVC double glazed patio doors giving access to Juliette balcony, and enjoying an open aspect west towards Central Beverley.



#### BATHROOM

with white suite comprising panel bath with fully tiled shower recess, with shower screen and shower over, pedestal wash basin with tiled splashback, electric extractor fan, low flush w.c. and white heated radiator / towel rail, built-in boiler cupboard with large electric central heating boiler (provides central heating and domestic hot water - not tested).



#### MASTER BEDROOM

13'4" x 11'6"

with large wardrobe recess and loft access point.



#### KITCHEN / DINING AREA

13'9" x 13'3"

fully fitted kitchen with stainless steel circular sink unit with mixer tap. Four ring electric hob with extractor hood over, and electric oven under, built-in working tops with tiled splashbacks, excellent range of built-in base cupboards and drawers with built-in dishwasher, built-in auto washer, built-in larder fridge and matching wall storage cupboards.



#### TENURE :

We understand the Tenure of the property to be Leasehold with a lease of 199 years from 1st April 2006.

Ground Rent - £125 per annum, paid in two installments of £62.50.

Service Charge - £204.75 per quarter.

Management Company - Delta Management Company (Beverley) Limited.

#### SERVICES :

Mains water, electricity and drainage are connected.

#### FIXTURES AND FITTINGS :

Various quality fixtures and fittings, including items of furniture, may be available by separate negotiation.

#### VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

#### MORTGAGE CLAUSE :

Stanifords Limited provide independent financial advice through Tony Hammond of DB Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.