



QUICK & CLARKE
The Property Specialists

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28 St. Mary's Manor North Bar Within, Beverley HU17 8DE
£195,000

- Beautiful light, bright and modern styling
- Fantastic central Beverley location
- Secure gated parking
- No forward chain
- Peaceful position
- Attractively presented throughout
- Fabulous communal rooms
- Beautiful gardens
- EPC: awaited

THE PROPERTY

Overlooking the gardens of this attractive purpose built apartment block in the center of Beverley is this dual aspect, beautifully light, bright modern apartment. With a superb layout and neutral/modern styling, the property has a peaceful and homely feel. Renovated and updated by the current owners who have used it as a holiday home only, the property is attractively presented throughout.

St. Mary's Manor is arguably seen as the pinnacle of apartment living in Beverley having a fabulous central location surrounded by well-tended communal gardens and also having the benefit of very attractive and grand rooms in the original Manor House for use by the residents.

LOCATION

The property is located on the first floor of this fabulous purpose built apartment block. Situated in the very centre of Beverley, the peaceful position of the apartment belies its central location convenient for all of the amenities. Accessed either from a staircase or via the lift, the property shares a communal landing with just one other apartment.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Timber front door opening from the communal landing, secure intercom access from the front of St. Mary's Manor, alarm pad and large storage cupboard.

LIVING ROOM

16'1" x 10'9" (4.90m x 3.28m)
An attractively proportioned room with bowed wall and with three separate windows overlooking the communal garden and creating a light and bright atmosphere.

KITCHEN

9'4" x 6'1" (2.84m x 1.85m)
An attractive modern kitchen offering a good range of wall and base storage units, contrasting quartz style worksurfaces. Stainless steel 1 1/2 bowl, drainer and waste disposal, electric hob with extractor over, AEG integrated oven, Neff microwave, fridge, freezer and washer dryer. Ceramic tiled splashbacks and porcelain tiled floor. Wall-mounted modern Vaillant boiler.

BEDROOM 1

14'8" x 8'9" (4.47m x 2.67m)
Windows to two elevations creating a superb light and bright atmosphere, door leads through to en-suite bathroom.

EN-SUITE BATHROOM

7'1" x 5'10" (2.16m x 1.78m)
Three piece sanitary suite comprising panelled bath with shower attachment over, pedestal hand wash basin and back to the wall WC. Wall cabinet, partially tiled walls and porcelain tiled floor, chrome heated towel rail, window to the side elevation.

BEDROOM 2

14'7" x 9'6" max (4.45m x 2.90m max)
Used as a dining room and study with a range of modern fitted wardrobes, dressing table and window to the rear elevation.

BATHROOM

7'1" x 5'10" (2.16m x 1.78m)
A three piece sanitary suite comprising panelled bath with shower attachment over, pedestal hand wash basin and back to the unit WC. Partially tiled walls, porcelain tiled floor, chrome heated towel rail and wall storage cabinet.

OUTSIDE

St. Mary's Manor is surrounded by beautifully tended and established gardens to four sides. Further to the gardens, the residents also enjoy the use of two communal rooms in the older part of the building. There is extensive parking to the front which is accessed through secure electric gates and allows access directly onto North Bar Within in the centre of Beverley.

SERVICE CHARGE

Monthly maintenance charge of £193 which includes buildings insurance, maintenance of the extensive grounds and car park, cleaning and maintenance of the interior shared areas and the exterior of the building and the services of a Caretaker.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

The property is Leasehold with the balance of a 999 year lease.

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

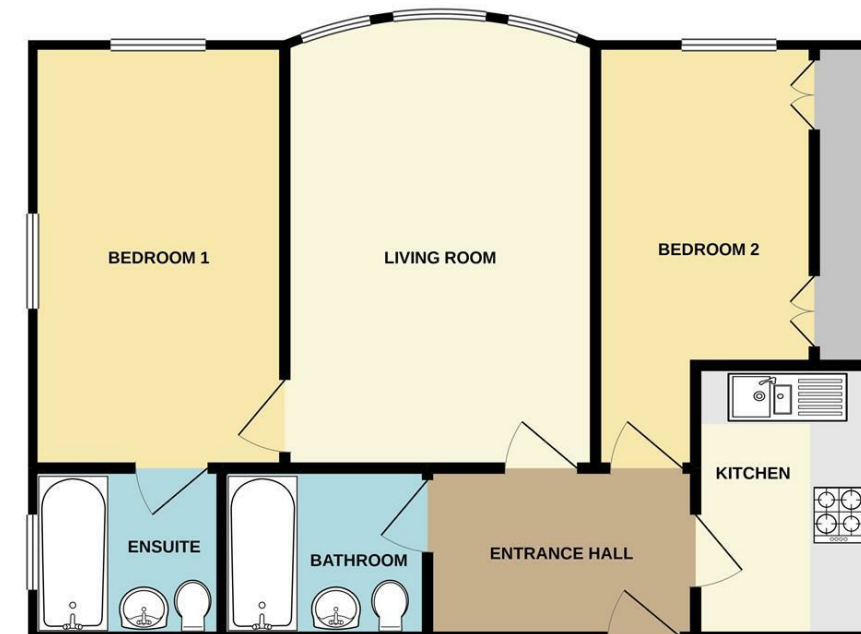
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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