



**St Georges Court, Willerby, HU10 6FJ**  
£225,000

## St Georges Court, Willerby, HU10 6FJ

One of the finest apartments available on the market, this luxurious 2 bedroom property has been finished to the highest standard throughout. Located on the first floor, the property boasts an array of contemporary fittings include Villeroy and Boch sanitaryware and Neff and Siemens appliances. The "Mayfair Style" quadrangle is perfectly positioned close to the assortment of facilities on offer in the popular HU10 postcode. There is a feeling of space throughout the property which extends to approximately 800 sq ft and includes an entrance hall, living diner, kitchen, 2 double bedrooms, en-suite and bathroom. Outside the property benefits from its own garage, parking and use of the communal gardens.









# St Georges Court, Willerby, HU10 6FJ

## Key Features

- Luxurious Apartment
- High Quality Fittings Throughout
- 2 Double Bedrooms
- Contemporary Bathroom & En-Suite
- Fitted Kitchen With Siemens & Neff Appliances
- Juliet Balcony
- Garage & Parking
- Lift To First Floor
- Communal Gardens
- ER-B



Energy Efficiency Rating	
Current	Potential
83	84

Very energy efficient - lower running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
87	88

Very environmentally friendly - lower CO<sub>2</sub> emissions

EU Directive 2002/91/EC



## ACCOMMODATION

The property is located at first floor level and can be accessed via a discrete passenger lift or a contemporary glass and stainless steel balustrade staircase

## COMMUNAL ENTRANCE HALL

The front entrance has a keypad and video intercom entry connected to the apartment

## FIRST FLOOR

### APARTMENT

The luxurious apartment offers in the region of 286 sq ft of accommodation which is finished to a high specification throughout

### ENTRANCE HALL

On entering the apartment, the entrance hall allows access to the internal accommodation. There are two large storage cupboards with one designed as a walk-in wardrobe

### LIVING DINER

19'3 x 11'8 (5.87m x 3.56m)

This delightful reception room is generous in its proportions and comfortably houses both living and dining suites. A near floor to ceiling window to the front elevation overlooks the courtyard garden and an open breakfast bar extends from the kitchen

### KITCHEN

10'4 x 7'11 (3.15m x 2.41m)

The well equipped contemporary fitted kitchen has a comprehensive range of wall and base units mounted with a complementary work surface and matching upstands. There is a stainless steel sink unit with a mixer tap beneath a window to the front elevation. An assortment of high specification built-in appliances include a Neff single mid-level oven with a separate induction hob beneath a glass splashback and a

designer extractor hood. There is a Siemens integral fridge freezer, dishwasher and washer/dryer. The kitchen floor is fully tiled and the ceiling has recessed low energy spotlights

### BEDROOM 1

13'10 x 11'8 (4.22m x 3.56m)

A fabulous master bedroom with French doors opening to a Juliet balcony. There are en-suite facilities off

### EN-SUITE

3'10 x 9'7 (1.17m x 2.92m)

A well appointed sleek en-suite equipped with Villeroy and Boch sanitaryware which includes a WC, "floating" wash basin and a glazed shower cubicle. The shower and taps are stainless steel Hansgrohe, tiled walls and floor, ladder style radiator and spotlights

### BEDROOM 2

9'2 x 12'1 (2.79m x 3.68m)

The second bedroom is also an excellent sized double, with a window to the rear elevation

### BATHROOM

5'5 x 7'11 (1.65m x 2.41m)

The fully tiled bathroom is also equipped with Villeroy and Boch sanitaryware which includes a WC, "floating" wash basin and a bath with a glazed screen over. The taps and shower fittings are all by Hansgrohe, there is a ladder style radiator and spotlights

### OUTSIDE

### GARAGE

18' x 9' (5.49m x 2.74m)

The property benefits from a garage within a courtyard which has a remote up and over door, light and power supply. A parking space is available in front of the garage

## PARKING

The property comes with an allocated parking space within the courtyard. Ample visitor parking is available within the development

## COMMUNAL GARDENS

A central lawn is set within wrought iron railings and can be used by all occupants of the apartments

## GENERAL INFORMATION ELLOUGHTON

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

The apartment has a comfortable all year round temperature and is extremely efficient to run

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## LEASE INFORMATION

We are led to believe through verbal enquiries that the property is leasehold, commencing July 2010 for 125 years with a monthly service charge of £99. The service charge includes buildings insurance, gardener, window cleaner and maintenance of the communal areas and lift

## VIEWINGS

Strictly by appointment with the sole agents.







## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100

## AGENT NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any

intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100







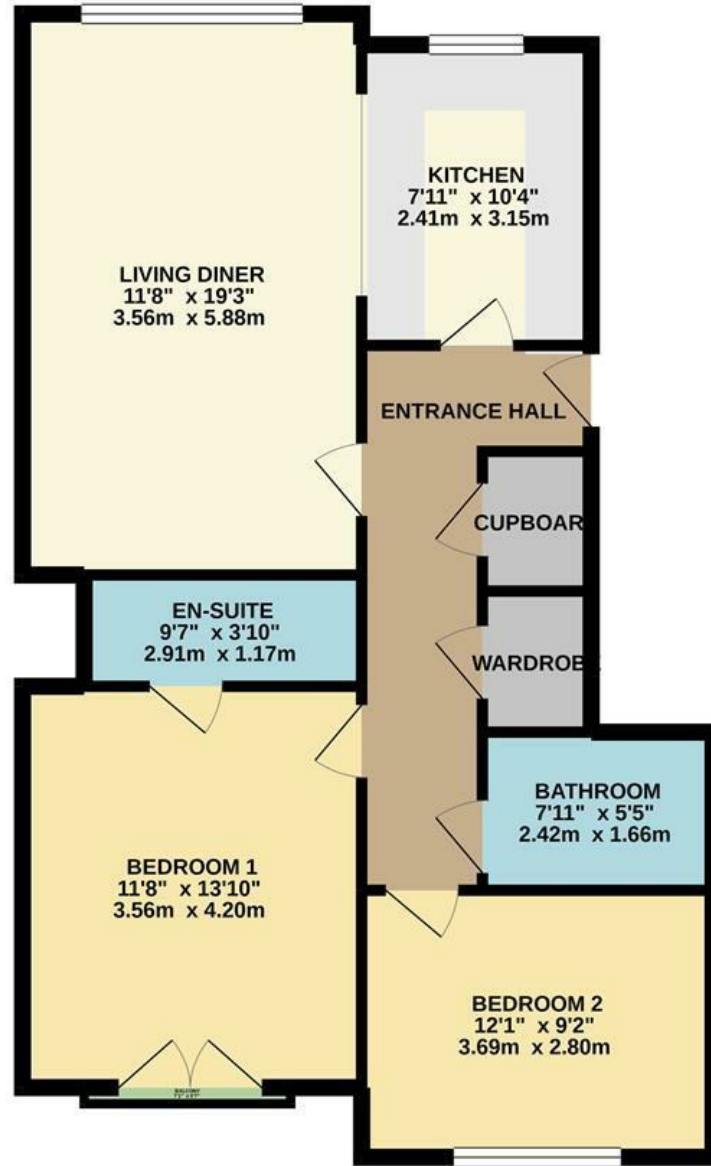








GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

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.  
Made with Metropix ©2020





**Philip**  
**Bannister**  
Estate & Letting Agents

---

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

