





The Property Specialists

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Apartment 21 Delta 60 Mill Lane, Beverley HU17 9AY
£102,500

- Generously sized one bed apartment
- Southerly aspect to living room & bedroom
- Private courtyard parking
- Excellent lock up & leave/investment/first time buyer property
- No forward chain
- Close to town centre
- EPC: Awaited

THE PROPERTY

Offered with no forward chain, a spacious and well laid out first floor apartment with floor to ceiling windows and a Southerly aspect. The generously sized open plan living/dining kitchen has a modern and contemporary kitchen with space for both living and dining room furniture. In addition there is a modern bathroom and a double bedroom with fitted wardrobes. The property also has the benefit of private parking in a gated courtyard to the rear.

LOCATION

The property is located on Mill Lane which lies just to the South of, and accessed off Norwood on the Eastern side of the town centre. This superb location provides ease of access to all the amenities of Beverley and the railway station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALL

The front door to the apartment is situated in the centre of this purpose built apartment block with stairs leading up to the exterior entrance porch. Key pad intercom access allows entry into the communal hallway where stairs lead up to the first floor apartment.

FIRST FLOOR

ENTRANCE HALL

Of an L-shape and with doors leading off into the bedroom, bathroom and open plan living/dining kitchen.

OPEN PLAN LIVING/DINING KITCHEN

20'9" x 11'8" (6.32m x 3.56m)
A spacious, light and airy room courtesy of the floor to ceiling bay window with a Southerly aspect. The living room provides flexibility of living space with room for both living and dining room furniture.

The kitchen has modern and contemporary beige coloured fronts with granite style laminate work surfaces, ceramic tiled splashbacks, four ring electric hob, integrated oven, stainless steel circular sink, slimline dishwasher, space for fridge and washing machine.

BEDROOM

12'3" x 15'10" (3.73m x 4.83m)
Floor to ceiling windows to the Southerly aspect, built-in wardrobes with sliding partial mirrored fronts and hanging and shelf space. A cupboard houses the electric boiler/hot water cylinder.

BATHROOM

7' x 5'11" (2.13m x 1.80m)
Modern three piece sanitary suite comprising pedestal hand wash basin, low level w.c., panelled bath with separate thermostatic valve over and tiled splashbacks. Heated towel rail.

OUTSIDE

The apartment block fronts directly onto the pavement of Mill Lane and there is secure gated vehicular access to the courtyard parking through an archway. Within the car park is an allocated parking spot which is marked with the apartment number and is positioned directly through the archway and next to the electric substation. The car parking has separate access from the rear of the block from the base of the stairwell leading to the property. There is also a communal bin store and bike lock up.

SERVICES

Mains electric and water are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

The tenure of the property to be Leasehold (the details of which are to be confirmed by the vendor's solicitor). The block is managed by RPMS and the property has a lease of approximately 190 years remaining. We are advised that the maintenance charges are £166 per quarter and the ground rent is £62.50 payable twice a year.

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. Made with Metreplan ©2020

