



Apartment 11, The Manor House, Atkinson Way, Beverley, East Riding of Beverley, HU17 8FW

This splendid duplex apartment is located within an exclusive development that is within walking distance of Beverley's historic market town with its shops, restaurants, cafes and culture, and with gardens that directly adjoin the pastures of Beverley Westwood.

Making the ideal 'lock up and leave' or country retreat this apartment offers exclusive accommodation with the benefit of an allocated parking space and security intercom entry system for all round peace of mind.

Located at first floor, the accommodation comprises; Entrance Hall, Living Dining Kitchen, two Bedrooms, one with Ensuite Shower Room the other a Dressing Room, Bathroom and Roof Terrace. The apartment has the provision of double glazed sash windows in keeping with the historic aesthetic of the building and gas fired central heating.

Offers In Excess Of £295,995

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COMMUNAL ENTRANCE HALL

Glass doors with security entry system opens into this impressive entrance hall, doors to the rear lead to communal gardens and a lift gives access to first floor.

APARTMENT 11

Located at first floor.

ENTRANCE HALL

With intercom entry system, cloaks storage cupboard and staircase approach to first floor.

LIVING DINING KITCHEN

A bright and spacious living area with three windows to the front elevation and under-stairs storage cupboard.

LIVING DINING AREA

15'6 x 14'3 (4.72m x 4.34m)

With ample space for both living and dining furniture.

KITCHEN

11'8 x 6'3 (3.56m x 1.91m)

A modern fitted kitchen with a range of high-gloss base and wall units and drawers with granite work tops and complimentary upstands. Integrated appliances include; Neff double electric oven, Neff induction hob with extractor hood over, Neff microwave, vertical fridge freezer, dishwasher and automatic washing machine. With one and a half bowl sink with drainer and mixer tap, under-unit lighting, tiled floor and recessed ceiling lights.

MASTER BEDROOM

15'6 x 10'1 (4.72m x 3.07m)

A bright and airy double bedroom with ample space for bedroom furniture and window to front elevation.

ENSUITE

Being fully tiled with tiled flooring, shower cubicle with rainfall shower head, cantilever wash basin with mixer tap, fitted mirror and vanity lighting, built-in storage with internal electric shavers point, low flush WC, heated towel rail, extractor fan and privacy window.

FIRST FLOOR

Landing with walk-in storage cupboard housing wall mounted Ideal gas fired combination boiler (not tested). Window and door leading to the roof terrace.

BEDROOM TWO

13'2 x 10'1 (4.01m x 3.07m)

The ideal Guest Bedroom or Home Office, with skylight style window to the front elevation providing unspoilt views of Beverley.

DRESSING ROOM

9'9 x 8'5 (2.97m x 2.57m)

A generous storage space with radiator.

BATHROOM

Being fully tiled with three piece suite comprising low flush WC, cantilever wash basin with mixer tap, bath with mixer tap and shower attachment, built in storage and mirror with vanity lighting, heated towel rail, recessed ceiling lights and extractor fan.



ROOF TERRACE

Accessed from the first floor landing, a private and enclosed roof terrace with decked flooring and outdoor lighting. The ideal spot for those summer days.

COMMUNAL GARDENS

Landscaped gardens which are mainly laid to lawn with gravelled paths, seating and enjoying views over the pastures of Beverley Westwood.

TENURE :

We understand the Tenure of the property to be Leasehold with a 250 year lease which commenced in January 2015.

There is a Service Charge associated with the apartment of £1938.84 per annum and payed on a monthly basis, plus a Ground Rent of £250 per annum for the first 10 years.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of Hammond 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.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

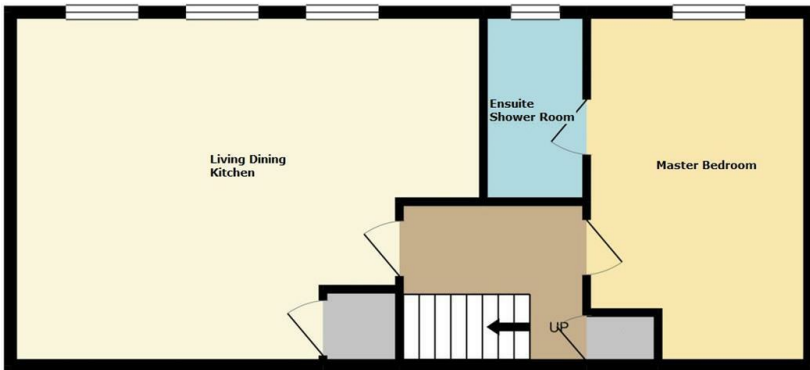
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(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	



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