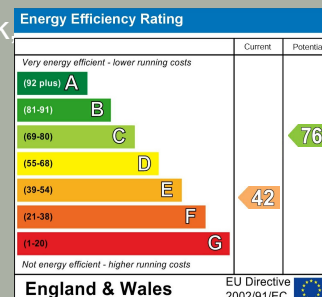


Approx. 49.0 sq. metres (527.0 sq. feet)



A well-proportioned two-bedroom ground floor apartment, ideally suited to those looking for a low-maintenance home or a investment opportunity. The accommodation is centred around a contemporary open-plan living and kitchen area, offering a sociable and versatile space with plenty of natural light. From the central hallway, there are two comfortable bedrooms together with a spacious four-piece bathroom. The apartment forms part of a small development and benefits from residents' communal gardens and parking within the development. Its convenient position provides easy access to the town centre and a variety of everyday amenities. With a long lease of approximately 975 years remaining, this property represents an attractive option for both owner-occupiers and investors.

Tenure: Leasehold. East Riding of Yorkshire Council: B



THE ACCOMODATION COMPRISES

OPEN PLAN SITTING ROOM/KITCHEN

2.70m max x 5.92m max (8'10" max x 19'5" max)
Open plan kitchen/living area with front entrance door, TV aerial point, two wall-mounted electric heaters, and laminate wood flooring. The kitchen is fitted with a range of wall and base units incorporating work surfaces, a single drainer stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for an automatic washing machine, part-tiled walls, and laminate wood flooring.

BEDROOM ONE

2.64m x 2.51m (8'7" x 8'2")
Night storage heater, laminate wood flooring.

BEDROOM TWO

2.09m x 2.51m (6'10" x 8'2")
Night storage heater, laminate wood flooring.

INNER HALL

Fitted cupboard.

BATHROOM

2.92m x 2.27m (9'6" x 7'5")
Four piece suite comprising corner bath, step in shower cubicle, low flush W.C., pedestal wash hand basin, vertical heated towel rail, extractor, part tiled walls.

OUTSIDE

The property enjoys communal gardens and parking within the development.

ADDITIONAL INFORMATION

The vendors have advised us of the following maintenance/ground rent charge of £1000 per annum currently. The lease commenced in 2001 and has 975 years remaining. (All to be confirmed by a solicitor)

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

