CLUBLEYS

25, Chancery Court, Brough, HU15 1FG
Guide Price £115,000







PENTHOUSE STYLE APARTMENT (leasehold - 133 years remaining approx) on this popular development in Brough. This great location with easy access to A63/M62 with a local train station is a thriving community with a host of local eateries, bars, shops, schools etc.

The property has a communal entrance with a communal staircase leading up to the 2nd floor where you will find the apartment located - Comprising: a contemporary layout with open plan living/kitchen, 2 bedrooms (one fitted), modern bathroom suite. Outside comes with the benefit of a numbered allocated parking space and a secure intercom entry.

Tenure: Leasehold

Viewing: Call (Brough) 01482 662211.

Tenure: Leasehold
East Riding of Yorkshire
BAND: B

ACCOMMODATION COMPRISES:

COMMUNAL MAIN ENTRANCE

ENTRANCE HALLWAY
Loft hatch, wall mounted electric heater, security intercom - understairs storage cupboard.

OPEN PLAN LIVING ROOM/KITCHEN
6.10m 0.30m x 4.65m (20' 1" x 15'3")
Living space open plan to the kitchen area with two windows to the front elevation, wall mounted electric heater, pendant ceiling light. Kitchen area has a modern range of base wall and floor units with complimentary work surfaces and breakfast bar. Space for fridge and washing machine. Single drainer stainless steel sink unit with mixer tap and tiled splashbacks. induction hob with filter hood over, built in electric oven beneath. laminate flooring and ceiling spot light.

BEDROOM ONE
4.32m (to wardrobes) x 2.90m (14'2" (to wardrobes) x 9'6")
Good size double room with window to rear elevation, wall mounted electric heater beneath. Mirror fronted sliding wardrobes to one wall. Pendant ceiling light.

BEDROOM TWO/OFFICE
3.05m x 2.18m (10'0" x 7'2")
Spacious versatile room - window to the rear elevation, wall mounted electric heater beneath, pendant ceiling light.

MODERN BATHROOM SUITE
2.06m x 1.83m (6'9" x 6'0")
Three piece modern suite comprising: Panel bath with shower over and glazed screen, tiled surrounds. Low flush WC, Vanity sink unit with storage built in, laminate flooring, ceiling light and extractor.

COMMUNAL OUTSIDE
Communal grounds with allocated parking space to the rear of the main building - access is also to the rear of the main building.

ADDITIONAL INFORMATION
EPC RATING C
COUNCIL TAX - BAND B

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains electricity, water and drainage are connected.

APPLIANCES
None of the appliances have been tested by the agent.

clubleys.com





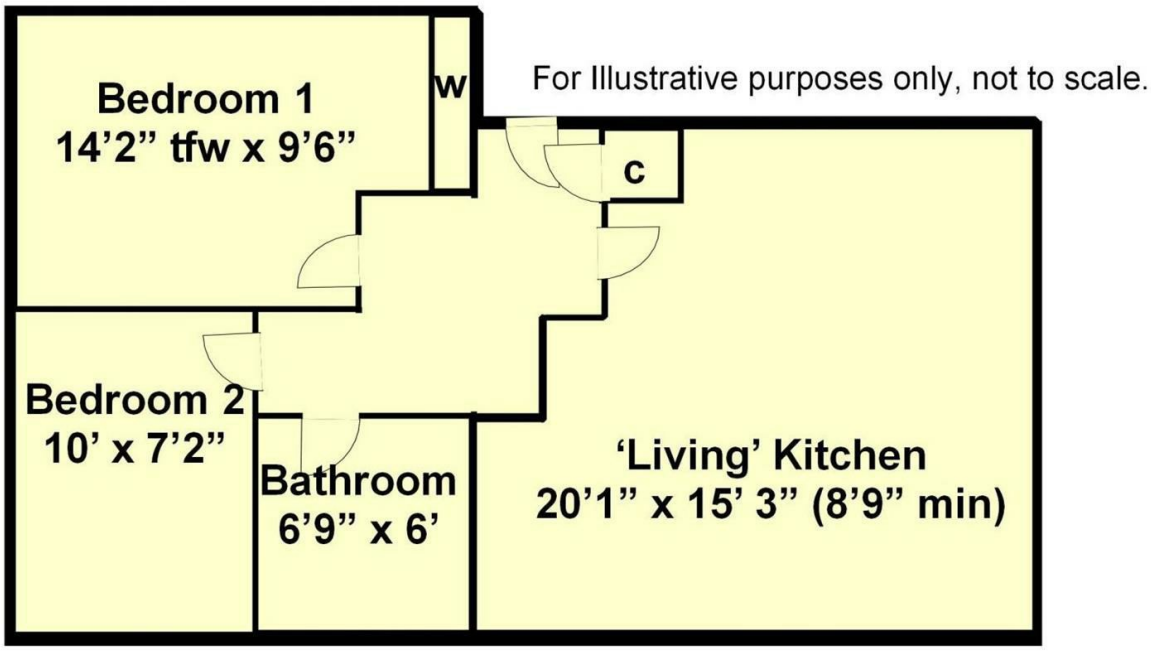








Estate Agents | Lettings Agents | Chartered Surveyors



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

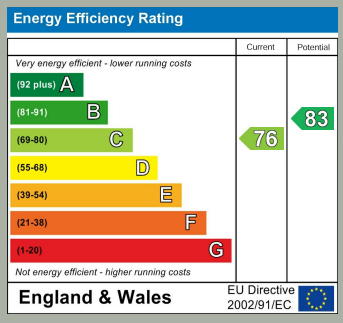
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.