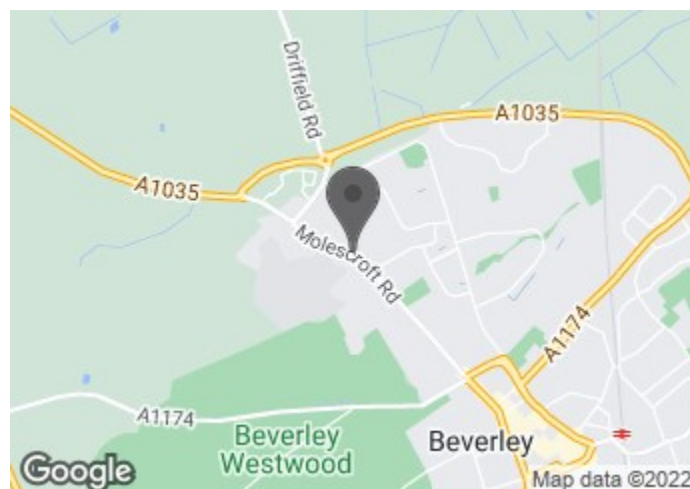




GROSS INTERNAL
FLOOR AREA 721 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQM	Andrews Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 29/07/21
	photoplan

COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All

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McCARTHY STONE RESALES

4 ANDREWS COURT

MOLESCROFT ROAD, BEVERLEY, HU17 7FQ



A one bedroom, WESTERLY FACING GROUND FLOOR apartment with a GENEROUSLY SIZED PATIO and PARKING SPACE located within a NEARLY NEW McCarthy Stone Lifestyle Living development for the over 55's.

ASKING PRICE £265,000 LEASEHOLD

For further details, please call **0345 556 4104**
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ANDREWS COURT, MOLESCROFT ROAD, BEVERLEY

SUMMARY

Andrews Court was built by McCarthy & Stone purpose built for retirement living. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' coffee lounge provides a great space to socialise with friends and family.

LOCAL AREA

The Medieval church of Beverley Minster dominates the unspoilt skyline of this lively trading town, home to popular Wednesday and Saturday Markets. There are plenty of popular High Street stores, alongside a huge selection of independent shops and antique emporiums. Beverley's historic cobbled streets play host to an amazing variety of musical events, including Folk and Jazz Festivals in the summer months. There are year-round celebrations for everything from literature to kite-flying - including the October food-festival, which has over 70 stalls of culinary delights, alongside street-entertainers and cookery demonstrations by top local chefs. Beverley has a wide range of eateries, from pavement cafes to fine-dining restaurants. If you fancy a Pub Lunch there are well over forty fine hostleries to choose from - including the historic Sun Inn, dating back to 1530. As well as the nearby Beverley Racecourse, there is Yorkshire's oldest Golf Club: 'The Beverley and East

Riding Golf Club' founded in 1889. For the fitness enthusiast, Beverley's East Riding Leisure centre offers a swimming pool and regular exercise classes. Beverley Railway Station provides reliable links to Yorkshire's many attractive destinations, with Scarborough, York and Hull (The 2017 City of Culture) all within easy reach. Just 0.5 miles from the development, you'll find the historic town of Beverley. Here you can discover a variety of independent shops, fashion stores and supermarkets.

ENTRANCE HALL

Front door with spy hole and letter box leads to the entrance hall - the 24-hour Tunstall emergency response and camera door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a walk-in utility/storage cupboard which houses the washer/dryer. Further doors lead to another storage cupboard, the open plan kitchen/living room, bedroom and shower room.

OPEN PLAN KITCHEN

A modern fitted kitchen with a range of white, high gloss wall and base cupboards and drawers, with chrome handles. A black composite sink and drainer unit with mono lever tap is inset to the wood effect work surface over which extends over a breakfast bar with space for approx. three stools. Integrated appliances comprise of a raised level oven, microwave, ceramic hob with cooker hood over, fridge and freezer. Tiled flooring, adjustable central spot lights and under pelmet lighting complete the kitchen.

LIVING ROOM

This delightful westerly facing living room benefits from French doors which open onto a generously sized patio area which leads on to the communal gardens. Within

1 BED | £265,000

the living room there is ample space for a dining table and chairs, TV and telephone points and a Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets and a wall-mounted electric heater.

BEDROOM

Double bedroom with westerly aspect overlooking the garden, central ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a walk-in shower cubicle with rainfall showerhead and separate handheld shower head, wash hand basin inset to vanity unit with illuminated mirrored cabinet above and WC with concealed cistern. Electric chrome heated towel rail and extractor fan.

CAR PARKING SPACE

There is a car parking space included in the sale of the property.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

LEASEHOLD INFORMATION

Lease Length: 999 years from 2019
Ground rent: £425 per annum
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 55 years old.

