



## Flat 50 Nautica, The Waterfront, Selby, YO8 8FD

First Floor Apartment | Two Bedrooms | No Onward Chain | Allocated Parking Space | Close To Town Location | Viewing Highly Recommended

- First Floor Apartment
- Electric Heating
- Council Tax Band - B
- Open Plan Kitchen, Living & Dining Area
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - TBC
- Popular Location

**£115,000**

Jigsaw Move are pleased to welcome you to Nautica House, a charming first-floor apartment located in the heart of Selby.

This delightful property features a spacious open plan lounge, diner, and kitchen, creating a perfect space for both relaxation and entertaining. The modern design allows for a seamless flow between the living areas, making it ideal for contemporary living.

The apartment boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is equipped with a shower over the bath, offering both convenience and comfort.

One of the standout features of this property is the allocated parking space, ensuring that you have a secure and convenient place for your vehicle. Additionally, the absence of an onward chain means that you can move in without delay, making this an excellent opportunity for first-time buyers or those looking to downsize.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

Nautica House is situated in a desirable location, close to local amenities and transport links, making it easy to enjoy all that Selby has to offer. This flat presents a wonderful opportunity to own a modern and stylish home in a vibrant community. Do not miss the chance to make this property your own.

Leasehold property:

- Lease length 155 years with approx. 135 remaining
- annual ground rent approx. £150
- monthly service charge approx. £69

## ACCOMMODATION

### Entrance Hall

**Open Plan Lounge, Dining & Kitchen Area 24'1" x 11'9" (7.34m x 3.59m)**

**Bathroom 5'8" x 6'10" (1.75m x 2.10m)**

**Bedroom One 13'5" x 15'5" (4.08m x 4.70m)**

**Bedroom Two 8'9" x 9'5" (2.67m x 2.88m)**

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

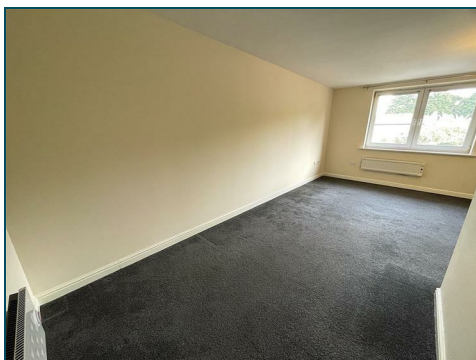
info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

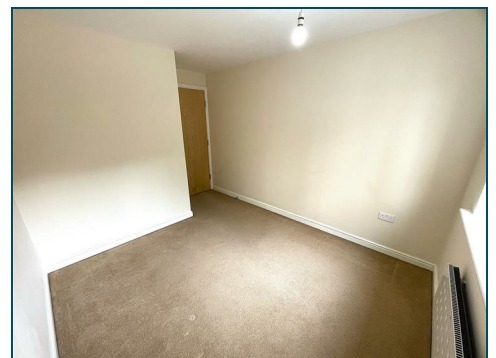
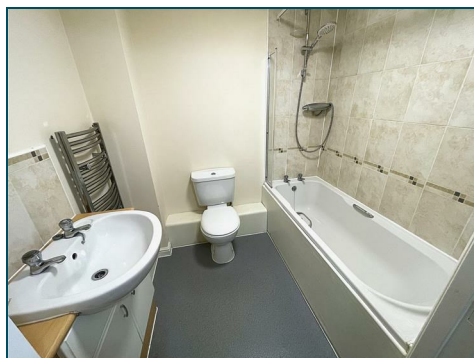
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

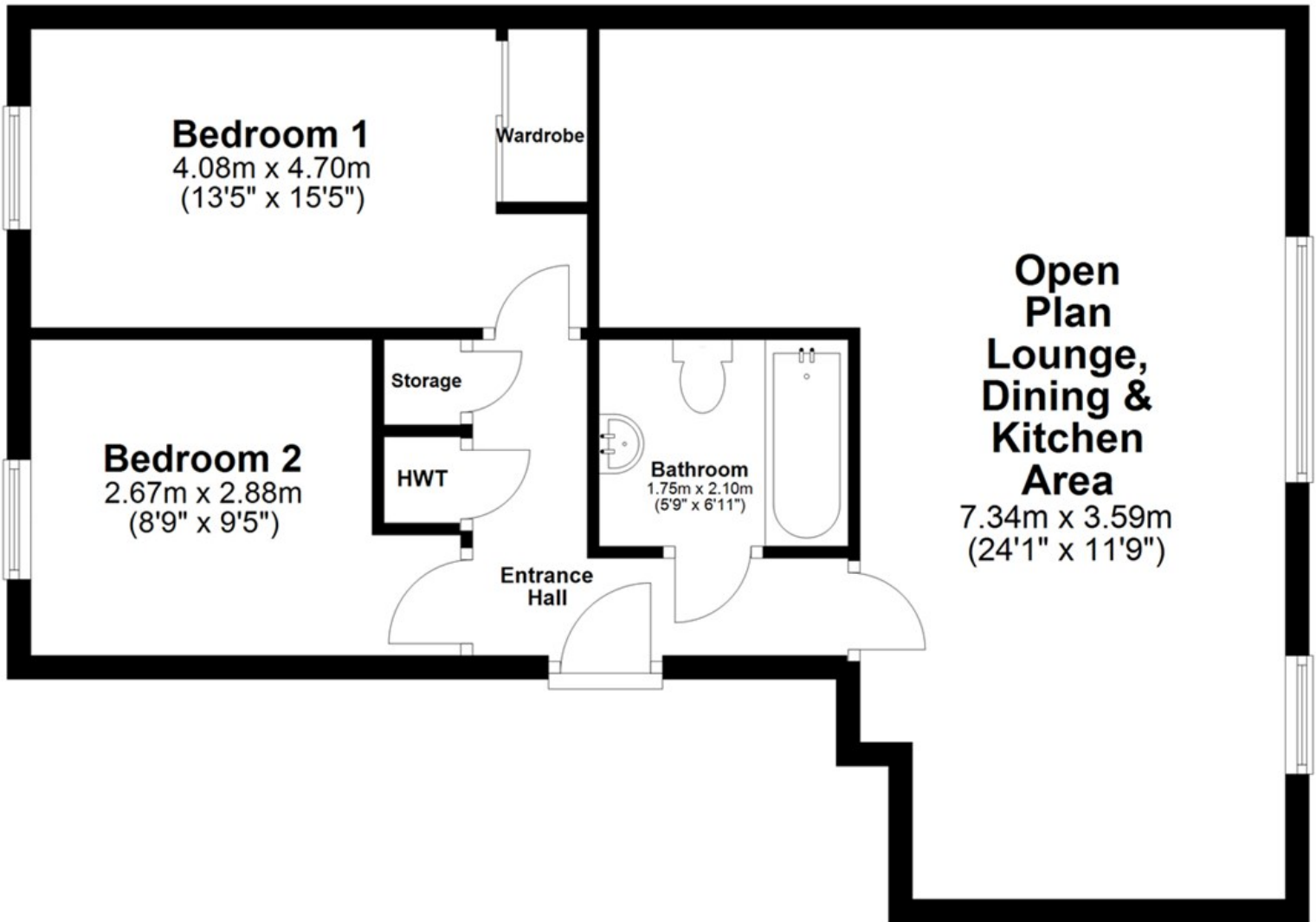
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



# Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



Total area: approx. 62.8 sq. metres (675.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Look for Propertymark Protection to ensure your agent is qualified and regulated