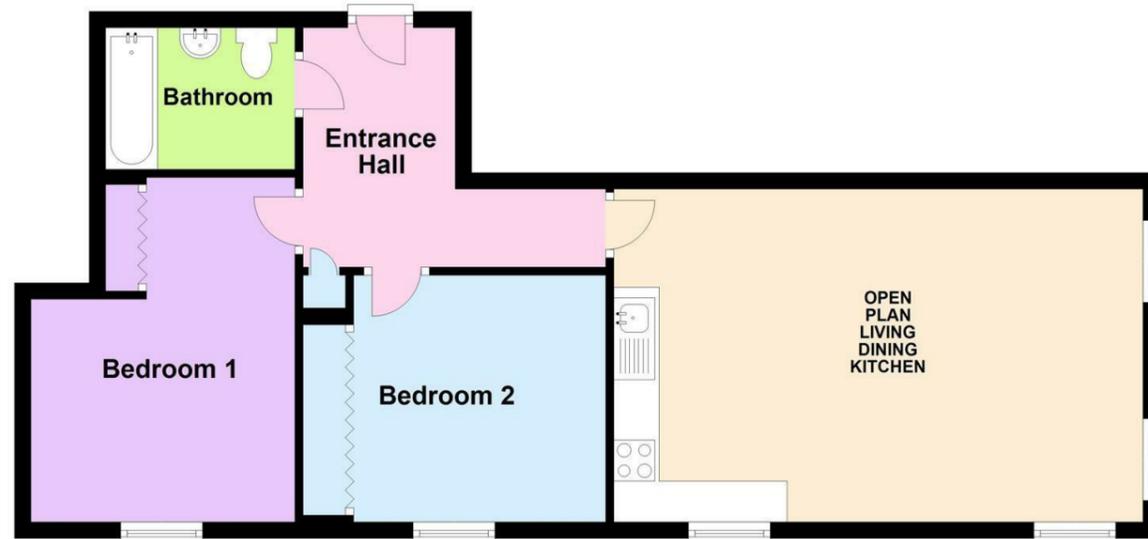




Flat 25, 1 Acklam Court,
Beverley, HU17 0FL
Chain Free £130,000

First Floor
Approx. 62.4 sq. metres (671.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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.



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Yorkshire, HU15 1BA
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brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

A modern and spacious two bed, first floor apartment situated to the South East of Beverley. Offered with the advantage of no forward chain. Accommodation comprises entrance hall, open plan living dining kitchen with a range of floor and wall units, two bedrooms both with fitted wardrobes and bathroom. Outside are communal gardens and allocated car parking space. Other features to note are double glazing to windows and electric panel heaters. Ideal purchase for first time buyers or investment opportunities.

Viewing is by appointment of selling agents.

This property is Leasehold. East Riding of Yorkshire Council .Council Tax Band B.



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LOCATION

Acklam Court is a popular complex of contemporary purpose built apartments located to the south east of Beverly town centre.

Beverley is a thriving market town with shops, cafes, restaurants, medieval Minster, historic market, racecourse and The Westwood parkland.

There are many schools in the area including Molescroft Primary School, Beverley High School, Longcroft School and Beverley Grammar School. With train links to Hull, Beverley has access to the wider rail network. Other stations nearby are Brough, under 15 miles away, with regular services to London's King's Cross - and York, 27 miles away, a major mainline station.

The M62 is 11 miles away from Beverley.

ENTRANCE HALL

3.70m x 1.97m (12'1" x 6'5")

Telephone intercom, electric radiator and airing cupboard containing hot water cylinder and immersion.

OPEN PLAN LIVING KITCHEN

4.06m x 6.47m (13'3" x 21'2")

Fitted with a range of floor and wall units having complementary work surfaces incorporating electric oven, ceramic hob with hood over, stainless steel sink unit with mixer tap, freestanding fridge freezer and washer/dryer, part tiled walls, laminate tiled effect flooring to kitchen area, two panel electric radiators, telephone point and tv point.

BEDROOM ONE

3.21m x 4.15m (10'6" x 13'7")

Having fitted wardrobes and electric panel radiator.

BEDROOM TWO

3.04m x 3.71m (9'11" x 12'2")

Having fitted wardrobes and electric panel radiator.

BATHROOM

2.31m x 1.73m (7'6" x 5'8")

Fitted suite comprising Low flush WC, pedestal hand basin, panel bath with shower tap attachment, part tiled walls, ladder style towel rail and shaver socket.

OUTSIDE

Communal gardens and allocated parking space.

SERVICE CHARGES

We understand that the property is Leasehold. The

vendor has informed us that there is a 155 year lease commencing from 1st January 2010. We are awaiting final confirmation with regards to the service charge and ground rent.

COUNCIL TAX BAND

East Riding Of Yorkshire County Council - Council Tax Band B

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains water, drainage, and electricity are connected to the property.

