



QUICK&CLARKE

The Property Specialists

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40 St Marys Manor North Bar Within, Beverley HU17 8DE
Guide Price £240,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Stunning penthouse apartment
- No onward chain
- Two en-suite bedrooms
- Large open plan living dining room
- Central Beverley location
- Attractively maintained grounds
- Grand communal reception rooms
- Secure gated parking
- EPC - C

THE PROPERTY

This exceptional penthouse residence, situated on the southeast-facing third floor of a meticulously designed apartment building, offers a tranquil haven within the vibrant heart of Beverley. The elevated position affords captivating views of the historic St. Mary's Church and the Memorial Gardens, providing a serene backdrop to daily life.

The property boasts generously proportioned accommodation, featuring two double bedrooms, each complemented by a private en-suite bathroom. An open-plan living and dining area facilitates entertaining and comfortable living. Residents also benefit from access to the elegant shared reception rooms within the building's original structure, as well as beautifully maintained communal gardens and the convenience of an on-site caretaker.

This penthouse presents a versatile lifestyle opportunity, appealing to a broad spectrum of buyers. Its secure, low-maintenance design and prime location make it ideal for busy executives seeking a convenient urban retreat. The peaceful ambience and scenic views also resonate with retired couples desiring a tranquil yet accessible home. Furthermore, the property's lock-up-and-leave convenience and proximity to Beverley's amenities make it an attractive option for those seeking a sophisticated holiday home.

Furthermore, secure gated parking ensures peace of mind. Offered with no onward chain, this penthouse presents a rare opportunity for discerning individuals seeking a refined and convenient lifestyle in a prime Beverley location.

We strongly recommend a private viewing to fully appreciate the unique attributes of this distinguished property.

LOCATION

Located on Historic North Bar Within and directly adjacent to be majestic St Mary's Church and memorial gardens this prestigious apartment block is situated in the heart of Beverley with all of the amenities a convenient walk away.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE LANDING

The landing is accessed either via the lift or stairs and is shared with one other Penthouse apartment.

ENTRANCE HALL

Of an L-shape and with an airing cupboard and doors leading through to the bedrooms and reception rooms.

OPEN PLAN LIVING DINING ROOM

18'5" x 16' (5.61m x 4.88m)

A very well-proportioned room with a light and bright feel courtesy of the four large dormer windows to two aspects with views over the rooftops of Beverley and St Mary's Church. White Adam style fireplace with marble hearth and electric point for fire, and space for both living and dining room furniture.

KITCHEN

9'4" x 9'5" (2.84m x 2.87m)

Modern fitted kitchen with ash fronts, laminate worksurfaces and ceramic tiled splashbacks, four ring gas hob with extractor over, integrated oven, composite sink and drainer, space for fridge freezer and washing machine, wall mounted boiler, electric heater and Velux rooflight.

SMALL OFFICE AREA

6'1" x 4'9" (1.85m x 1.45m)

Accessed directly off the entrance hall and with Velux rooflight.

CLOAKROOM

5'9" x 3'2" (1.75m x 0.97m)

Pedestal hand wash basin and back to the wall WC with concealed cistern, porcelain tiled floor.

BEDROOM 1

14' x 9'5" (4.27m x 2.87m)

Dormer window to the south aspect overlooking memorial gardens.

EN-SUITE

5'10" x 8'1" (1.78m x 2.46m)

Three piece sanitary suite comprising back to the wall WC with concealed cistern, wall-hung hand wash basin with semi-pedestal and panelled bath with electric shower over. Tiled splashbacks, porcelain tiled floor and storage cupboard.

BEDROOM 2

11'3" x 9'3" (3.43m x 2.82m)

Dormer window to the rear elevation and double depth storage cupboard.

EN-SUITE

5'9" x 9'3" (1.75m x 2.82m)

Three piece sanitary suite comprising back to the wall WC, pedestal hand wash basin and panelled bath. Ceramic tiles to walls, porcelain tiled floor, mirror light, storage cupboard and Velux rooflight.

COMMUNAL ROOMS

Communal rooms available for hire free of charge for residents including a piano room, panelled room and fully fitted kitchen with catering facilities for up to 50 guests.

EXTERNAL

The development enjoys attractive maintained communal gardens which are regularly tended under the contractual maintenance agreement. There is a private electrically gated residents' car park to the front of the building and round to the side perimeter. There are enough spaces for one per apartment but these spaces are not allocated. There is also additionally some visitor spaces. To the side of the development there is key operated entry to the gardens.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

We believe the tenure of the property to be to be Leasehold (to be confirmed by the vendor's solicitor). There is a maintenance charge of £235 per month.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally

based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021