

**Spencer Suite 1 Spencer Street, Beverley HU17 9EG**  
**Guide Price £189,500**

- Centrally located ground floor apartment
- Private garage
- Close to Toll Gavel and amenities
- Stunning presentation and specification
- No onward chain
- Vacant possession
- Over 620 square feet
- Two double bedrooms
- Gas central heating and double glazing
- Council Tax Band: B EPC Rating: D

A stunning refurbishment of this deceptively spacious and well laid out ground floor apartment which is situated in a superb position in the centre of Beverley.

Having the benefit of a garage, the property has been extensively refurbished with a stunning kitchen and bathroom and boasts two double bedrooms as well as a spacious living room. In walking distance of the railway station (7 mins) and all of the amenities, the property is offered for sale with no onward chain and vacant possession.

#### LOCATION

The property is located on the ground floor of this purpose built apartment block on Spencer Street and overlooking the small Spencer Street car park. Situated just off the historic Walkergate and very close to Toll Gavel the property is ideal for all of the amenities of the town centre.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE HALL

The apartment block can be accessed either from the rear where there is the garage and also from the front adjacent to Spencer Street car park. To the front there is intercom access which allows remote access from the apartment.

##### ENTRANCE HALL

Access to the accommodation.

#### LIVING ROOM

12'0" x 14'0" (3.66m x 4.27m)

A very well proportioned and spacious room with flexibility of layout and with window to the front elevation. The focal point of the room is a media wall with inset mounting for television and stylish inset electric fire.

#### KITCHEN

14'0" x 7'9" (4.27m x 2.36m)

A stunning newly fitted kitchen with contemporary anthracite fronts and contrasting work surfaces. Induction hob with glass splashback and overhead extractor fan, integrated electric oven, sink and drainer unit, integrated washing machine, dishwasher and space for fridge freezer. Window to front elevation and large scale porcelain tiled floor.

#### BEDROOM 1

12'0" x 12'1" (3.66m x 3.68m)

Double bedroom with window to rear elevation.

#### BEDROOM 2

10'10" x 12'1" (3.30m x 3.68m)

A generous sized double bedroom with window to rear elevation.

#### BATHROOM

8'9" x 5'4" (2.67m x 1.63m)

A beautiful newly fitted and fully tiled bathroom with a three piece sanitary suite comprising vanity unit with countertop hand wash basin, close coupled w.c., tiled panel bath with glass screen and shower above and high level window. Wall mounted light with inset LEDs and heated towel rail.

#### PARKING

To the rear of the property is a single brick garage which is accessed via a ten foot from Walkergate. Parking is via resident's parking permit.

#### 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 uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

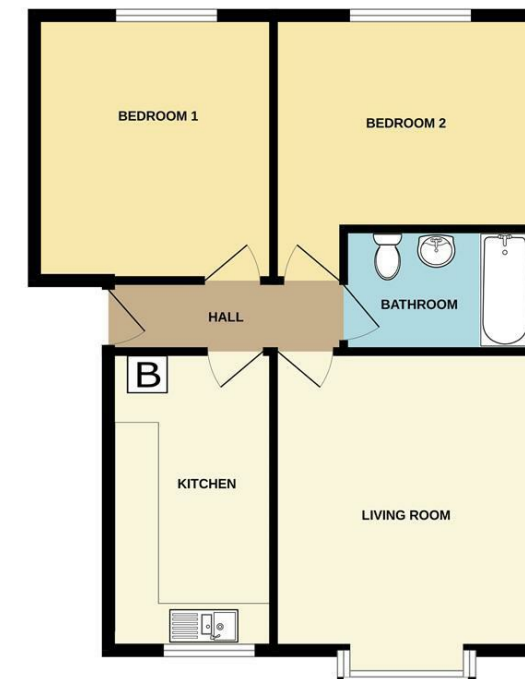
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### 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 the 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](mailto:beverley@qandc.net)

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 floors, 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 3.0.0.0