



**Apt 1 Collison House Trinity Lane, Beverley HU17 0AR**  
**£230,000**

- No Onward Chain
- Stunning ground floor 'Pied a Terre'
- Superb position - town centre - opposite railway station
- Beautiful stylish and bespoke interior
- Car parking opposite
- Open plan living/dining kitchen
- EPC Rating: C
- Council Tax Band: C

A stunning ground floor apartment with an open plan and very stylish living space opposite the railway station and in the centre of town. Completed in 2016, this superb conversion of a 19th century warehouse is a fantastic example of modern industrial styling with high ceilings and exposed brick walls. The property has secure intercom access from the front door.

#### LOCATION

Collison House is situated on the corner of Trinity Lane and Railway Street and directly opposite the railway station. Lying in the centre of Beverley the Flemingate development, Wednesday Market and most of the amenities of Beverley are a comfortable walk away from the apartment.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE

Secure video intercom access to the contemporary timber glass panelled door which provides access to the contemporary styled communal entrance hall.

##### ENTRANCE LOBBY

A wide front door opens onto the entrance lobby with engineered oak flooring extending out into the open plan living area, bedrooms and bathroom.

#### OPEN PLAN LIVING/DINING KITCHEN

25'7" x 24'3" maximum (7.80m x 7.39m maximum )  
A stunning open plan 'L' shaped living space with high ceilings, exposed brick walls, beams and steel supports, all providing a feeling of space and light. The windows have fixed shutters and there is a large, built in double width store cupboard.

The fabulous kitchen has a large centre island with a breakfast bar with stone effect work surfaces, high gloss grey eyeline and base storage units contrast beautifully with the exposed brick walls and there is a recessed stainless steel sink, integrated oven, microwave, hob, dishwasher, washer dryer and inset American style fridge freezer.

#### MASTER BEDROOM

10'2" x 10'2" (3.10m x 3.10m )  
A well proportioned room with a window to the front elevation and a door into the:

#### EN-SUITE SHOWER ROOM

6'8" x 6'5" (2.03m x 1.96m )  
A stunning modern bathroom with a tiled wet room shower, vanity unit with a counter top hand wash basin, a back to the unit WC and a built in cupboard housing a gas combi boiler.

#### BEDROOM 2/DRESSING ROOM

10'3" x 7'3" (3.12m x 2.21m)  
Currently used as a dressing room but easily converted back and with a large mirror fronted fitted wardrobe and a window to the front elevation.

#### BATHROOM

6'9" x 6'3" (2.06m x 1.91m)  
A further stunning bathroom with a modern white suite comprising a tiled panelled bath with a shower attachment over, vanity unit with a counter top hand wash basin and a back to the unit WC, partially tiled walls and a chrome towel radiator.

#### PARKING & OUTSIDE

There are numerous options for parking around Collison House. Immediately in front of the property is the railway station parking where there is the option to apply for year round parking in the Long Stay at the cost of around £550 per annum or £290 for six months. Alternatively, there are numerous residents parking bays located on Trinity Lane and Railway Street and for a small fee a residents' parking permit can be purchased from the Local Authority.

Please note that there is a separate communal Wheelie Bin Store with a digital lock which also houses the meters for each apartment.

#### 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

The tenure of the property is Leasehold (to be confirmed by the vendor's solicitor) with the lease commencing in 1996 and with the balance of 999 years. All 6 apartments in Collison House have equal shares in the management company. There is an annual maintenance charge per tenant which covers insurance, cleaning of windows and the communal areas and maintenance of the fabric of the building.

#### 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 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 Metrepx 12024