



QUICK & CLARKE
The Property Specialists

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26 St. Ellens Court, Beverley HU17 0HH
Shared Ownership £109,950

- First floor one bed apartment
- 70% share
- Conditions on eligibility
- Next to lift
- Central Beverley location
- Close to railway station, M&S and the Minster
- Communal parking and gardens
- Shared lounge and laundry
- On-site warden
- EPC - D

A fabulous one bed retirement apartment positioned on the first floor of this purpose built apartment block and lying adjacent to the lift. Offered with no onward chain, the property has been much loved and is situated in a superb location close to the railway station, Beverley Minster and the amenities in the town centre (including Marks & Spencer).

Having an on-site warden, communal lounge with organised activities and laundry, this sheltered ownership property is owned by The Joseph Rowntree Housing Trust. To be eligible applicants must be receiving a pension, or be a retired person over 55, or be a disabled person of any age. The price advertised is for a 70% share. The current lease and maintenance charges are £230 pcm.

LOCATION

The property is located on St. Ellens Court and facing onto the Outer Trinities. This fabulous position provides ease of access to the railway station, Beverley Minster and Marks & Spencer, which all lie close by.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE HALL

13' x 6'5 (3.96m x 1.96m)

A generous sized, wide and welcoming entrance hall of an L-shape and with two cupboards, one housing a hot water tank.

LIVING ROOM

15'8 x 10'7 (4.78m x 3.23m)

A well-proportioned room offering space for both living and dining room furniture. The focal point of the room is a gas living flame fire with ornate surround and marble hearth and back. Window to the front elevation looking out onto the Outer Trinities.

KITCHEN

14'9 x 6'4 (4.50m x 1.93m)

Offering a range of wall and base storage units with laminate worksurface and matching upstand. Four ring electric hob with integrated oven, stainless steel sink and drainer. Space for fridge freezer and washing machine. Window to the front elevation and space for a small table.

BEDROOM

13'9 x 9'5 (4.19m x 2.87m)

Built-in wardrobes and window to the rear elevation.

BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

Three piece sanitary suite comprising corner shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls and floor, window to the rear elevation and radiator with towel rail above.

COMMUNAL FACILITIES

Within this purpose built apartment block is a communal lounge which is well used and hosts organised activities. The warden is available on-site every morning five days per week. Adjacent to the lounge is an attached kitchen and laundry.

There are communal gardens which surround the block and also parking for the residents on a first come first served basis.

LEASE AND MAINTENANCE CHARGES

The apartment is leasehold. The lease is renewed for every new resident and has a 60 year term.

The rent for the 70% share paid to the Joseph Rowntree Housing Trust is currently £230 per month and includes the maintenance charge for the upkeep of the communal areas, including cleaning and gardening services. In addition this sum covers the cost of the warden, the maintenance of the communal rooms and buildings insurance.

AGENTS NOTE

The buyer will be responsible for Joseph Rowntree Housing Trust's legal fees in the re-grant of the lease at £420 plus VAT.

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.

COUNCIL TAX

The Council Tax Band for this property is Band A.

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.

FIRST 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 Metaphor C2023