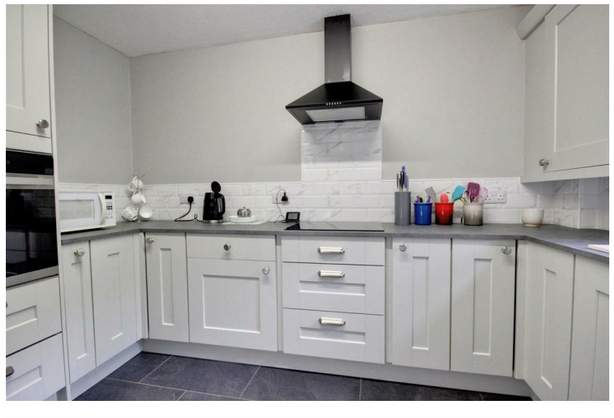

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QUICK & CLARKE
The Property Specialists

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9 Tudor Court Beverley Road, Willerby HU10 6BF

£149,950

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- Ground floor apartment
- Over 55's development
- No onward chain
- Superbly presented throughout
- Modern Breakfast Kitchen with built-in and integrated appliances
- Lounge Dining Room with feature fireplace
- Two Double Bedrooms
- Modern Shower Room
- Communal gardens and parking
- EPC Rating: C Council Tax Band: C

We are delighted to offer to the market this exceptionally well presented ground floor apartment which is presented with no onward chain. Simply ready to key turn and move into, the property has been enhanced by the current owners to provide light and airy accommodation throughout. With entrance porch leading into entrance hallway, lounge/dining room with storage cupboard and feature fireplace, superbly re-modelled breakfast kitchen with built-in appliances, two double bedrooms and a modern shower room. The development is ideally situated for local amenities and facilities and residents have the benefit of communal parking and additional vistitor parking, all of which is available on a first come first served basis, and beautiful communal gardens which are maintained under the maintenance agreement.

This property truly warrants an internal viewing to fully appreciate the standard of accommodation on offer.

LOCATION
The property is located on the purpose-built and established over 55's development forming Tudor Court which lies off Beverley Road, the B1232, close to Willerby Square. This convenient location provides access to the very broad array of amenities both in Willerby Square and at the retail park centred around the large Waitrose supermarket.

THE ACCOMMODATION COMPRISES
A door with glazed inserts leads into:

ENTRANCE PORCH
Door leading into:

ENTRANCE HALLWAY

LOUNGE/DINING ROOM
18'6" x 11'10" (5.64m x 3.61m)
Two uPVC double glazed windows to the front elevation, granite fire surround with back and hearth and living flame gas fire fitted, TV aerial point and access to storage cupboard.

BREAKFAST KITCHEN
12' x 8' (3.66m x 2.44m)
uPVC double glazed window to the front elevation, an extensive range of modern Shaker style base units with storage drawers, integrated fridge freezer and integrated washing machine, stainless steel Hotpoint single oven with ceramic hob and chimney extractor, wall mounted gas central heating boiler, tiled splashbacks to wet areas and sink unit with drainer.

BEDROOM 1
12'7" x 10'11" (3.84m x 3.33m)
uPVC double glazed window to the rear elevation.

BEDROOM 2
11'3" x 9'4" (3.43m x 2.84m)
uPVC double glazed window to the front elevation.

SHOWER ROOM
7'1" x 6'2" (2.16m x 1.88m)
Modern three piece suite in white comprising independent shower cubicle with thermostatic shower, attractive vanity unit housing wash hand basin, low level w.c., fully tiled walls with border tiling and tiled floor. Extractor.

OUTSIDE
The property enjoys access to the communal gardens which are maintained under the maintenance agreement. There is also a garden store attached to the front entrance lobby. Parking is on-site with residents' and vistitors' parking on a first come first served basis.

AGENTS NOTES
Prospective purchasers should note that written within the lease of the property is that any future sale would incur a charge to the management company which equates to 0.75% of the purchase price agreed upon this sale multiplied by the length of years the property has been owned. Further details will be confirmed by the solicitor acting for the purchaser.

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 on a 150 year lease with 116 years remaining. The current Ground Rent is £150.00 per annum and the current Service Charge is £295.74 per annum (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior 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 Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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.
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