



Apartment 4

The Old Brunswick Victoria Street, Wetherby LS22 6RE

£230,000 | Leasehold

maxwell hodgson

estate agents

The Old Brunswick is a Grade II listed 3 storey building, formally a Public House and now converted into four new and luxuriously appointed apartments across the first and second floors. The ground floor is occupied by Richard Grafton Interiors - renowned as a well respected Interior Design Company.

The property has been carefully and meticulously redeveloped, retaining original stonework features which complement the modern and contemporary accommodation now provided.

All apartments are accessed from Victoria Street through an attractive courtyard which in turn creates an inner haven from the bustling High Street. A Video /Intercom system provides secure access into a light and airy communal lobby with stairs leading to the various apartments.

The upgrading and extensive refurbishment has resulted in a high quality finish to include: replacement timber double glazed sash windows, contemporary solid oak inner doors, and a traditional wet radiator central heating system with underfloor heating to the kitchens and bathrooms . Each kitchen has been designed and beautifully fitted out to maximise the available storage and work areas and the luxurious bathrooms are complemented by Porcelanosa suites.

Conveniently situated in the heart of this sought after town the apartments will appeal to those seeking easy access to the many amenities Wetherby provides. Combined with the excellent standard of accommodation and fittings throughout they are a perfect opportunity for an investment ,

young couple, retirement or professional purchaser seeking a secure lifestyle with a combination of privacy in the upper floor living arrangement.

Offered with designated parking and immediate vacant possession - please contact us to arrange an early viewing.

Wetherby - Market Town Living

Wetherby is a highly desirable West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include an excellent range of shops, schooling, sporting amenities including a leisure centre with indoor heated swimming pool, 18 hole golf course, tennis club, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

Kitchen Living area

All apartments are fitted out with high quality units and integrated Bosch appliances. Underfloor heating. Open plan living room with high ceiling and exposed oak beams.

Bedrooms

Two good sized bedrooms , decorated in neutral tones and with views over the town.

Bathroom

Contemporary house bathroom fitted with high quality Porcelanosa suite including shower and underfloor heating.

Parking

An allocated parking space is provided.





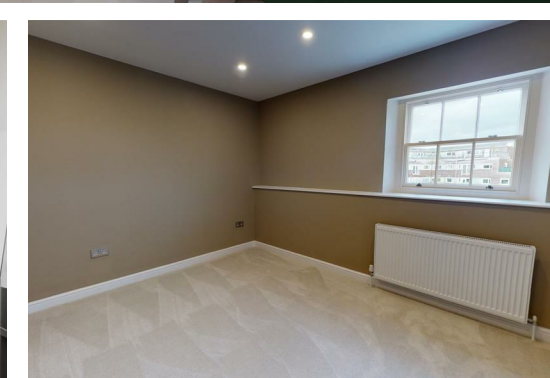
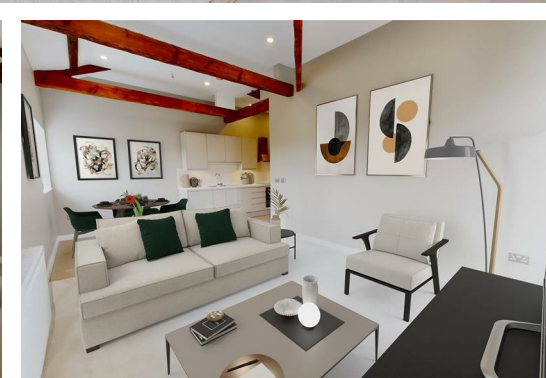
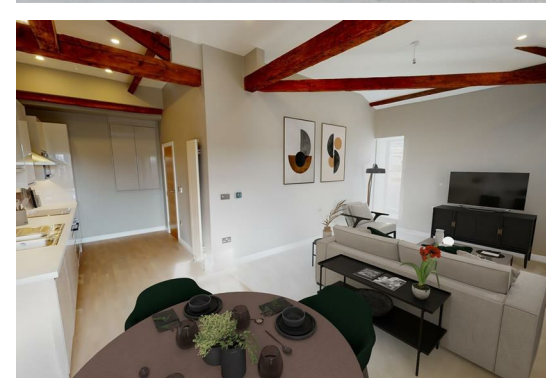
Lease Details

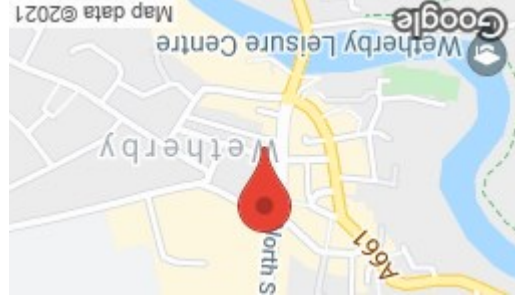
The property is held on a new 199 year lease.
Fixed Ground Rent - £200pa (Fixed)
Service Charge £ 960pa. (This includes the no cost provision of Superfast wireless Broadband supplied via Touch Telecom for a 3 year period)

Please call for any other clarification required. .

Agents Note

This property is jointly marketed in conjunction with Linley and Simpson New Homes. Please note that the marketing collateral features Virtual staging.





Located above Richard Grafton Interiors, the Old Brunswick apartments are accessed from a secure private entrance on Victoria Street close to the centre of town.

Directions



SECOND FLOOR

