



Sherston Crescent, Beverley HU17 0LB

Welcome to

Sherston Crescent, Beverley

**** Guide Price £140,000 - £150,000**** A beautifully presented self-contained first floor apartment set within a highly sought-after modern development on the edge of Beverley. Featuring a spacious open plan lounge/kitchen with integrated appliances. Offering with immediate occupation.



This superb self-contained first floor apartment is beautifully presented throughout and ready to move straight into, offering an ideal opportunity for first-time buyers, professionals or investors alike. Forming part of a highly sought-after modern development on the fringes of the historic market town of Beverley, the property benefits from a private entrance hall leading to well-proportioned and thoughtfully designed accommodation. The spacious open plan lounge/kitchen is a particular highlight, finished to a high standard and equipped with a range of integrated appliances including a dishwasher, making it perfect for both everyday living and entertaining. The double bedroom is well-sized and tastefully decorated, while the lovely bathroom features contemporary fittings and a clean, modern finish. Throughout the apartment there are top quality fixtures and fittings, reflecting the care and attention given to its presentation with an added benefit of having a washer dryer utility cupboard. Further benefits include immediate occupation and the remainder of the builder's guarantee, offering additional peace of mind. Allocated off-street parking to the front of the property with an electric charging point. This impressive apartment must be viewed to be fully appreciated.

Private Entrance Hall

Landing

Open Plan Lounge/Kitchen

Double Bedroom

Bathroom

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Sherston Crescent

- **** Guide Price £140,000 - £150,000**** Superb self-contained first floor apartment
- ****No Chain**** Beautifully presented and ready to move straight into
- Spacious open plan lounge/kitchen with integrated appliances
- Remainder of builder's guarantee and immediate occupation
- Highly sought-after modern development close to Beverley Town Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 123.05

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV107497 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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