HUNTERS®

HERE TO GET *you* THERE



Molescroft Road

Beverley, HU17 7FQ

Asking Price £200,000

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Council Tax: C





30 Andrews Court Molescroft Road

Beverley, HU17 7FQ

Asking Price £200,000







Entrance Hall
Wooden entrance door, electric heater, entry phone system, sky light and power points.

Lounge Area
UPVC double glazed window to the side aspect, French doors opening to the balcony, electric heaters, TV point and power points.

Kitchen Area
UPVC double-glazed window to the front aspect, tiled flooring, a range of wall and base units with roll top work surfaces, sink and drainer unit, electric oven, electric hob, integrated fridge/freezer, integrated microwave, extractor hood and power points.

Utility
Plumbed for washing machine, water tank, boiler and fuse box.

Principle Bedroom
UPVC double glazed window to the side aspect, electric heater TV point and power points. Large walk with wardrobe with fitted shelving, rails and draws.

Bathroom
Tiled walls, tiled flooring, walk in shower enclosure with power shower, low flush WC, wash hand basin with vanity unit, electric heater and extractor fan.

Parking
One allocated parking space additional visitor parking spaces.

Service Charge
Monthly service charge of £231.00, Yearly Ground rent charge of £425.00 includes all maintenance of the building and grounds, including window cleaning, gardening, bin cleaning and upkeep of the building exteriors and communal areas.
Monitored fire alarms and door camera entry system, lift maintenance, building insurance, water and sewerage rates, lighting and heating in the communal areas. Concierge service.

Communal Areas
There are three lounges for residents to enjoy, reading room, tea/coffee lounge and games lounge. Communal gardens and bike/buggy store.

Material Information - Hunters Beverley
Tenure Type; Leasehold
Leasehold Years remaining on lease; 999 From 1st January 2019.
Leasehold Ground Rent Amount; £425.00
Annual Service charge: £231 per month.
Council Tax Banding; C

Discover an exceptional one-bedroom penthouse apartment, beautifully designed to maximize light and space while showcasing breath-taking panoramic views. Andrews Court, an exclusive development tailored for those over 55, is perfectly situated in the highly sought-after Georgian market town of Beverley. Here, residents can enjoy leisurely strolls into the picturesque town centre, filled with charming independent boutiques, delightful restaurants, and welcoming coffee houses.
Set within meticulously maintained grounds, the development features private parking, landscaped gardens, and inviting patio areas that provide a perfect escape for enjoying the outdoors. Residents benefit from a range of premium amenities, including a dedicated concierge service, convenient lifts to all floors, and elegant communal lounges that encourage relaxation and social connection.
The apartment itself is a masterpiece of contemporary design, finished to the highest standards throughout. It boasts a welcoming entrance hall, a sleek open-plan living area combining a stylish lounge, modern kitchen, and dining space, and a serene master bedroom complete with a walk-in wardrobe. The luxuriously appointed shower room and a cleverly designed utility cupboard enhance the thoughtful layout. This extraordinary home offers an unparalleled lifestyle, and a personal viewing is highly recommended to appreciate its full charm and sophistication.









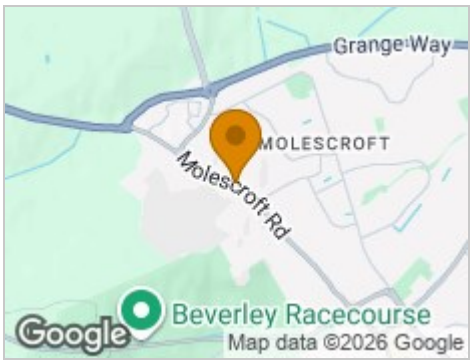
Road Map



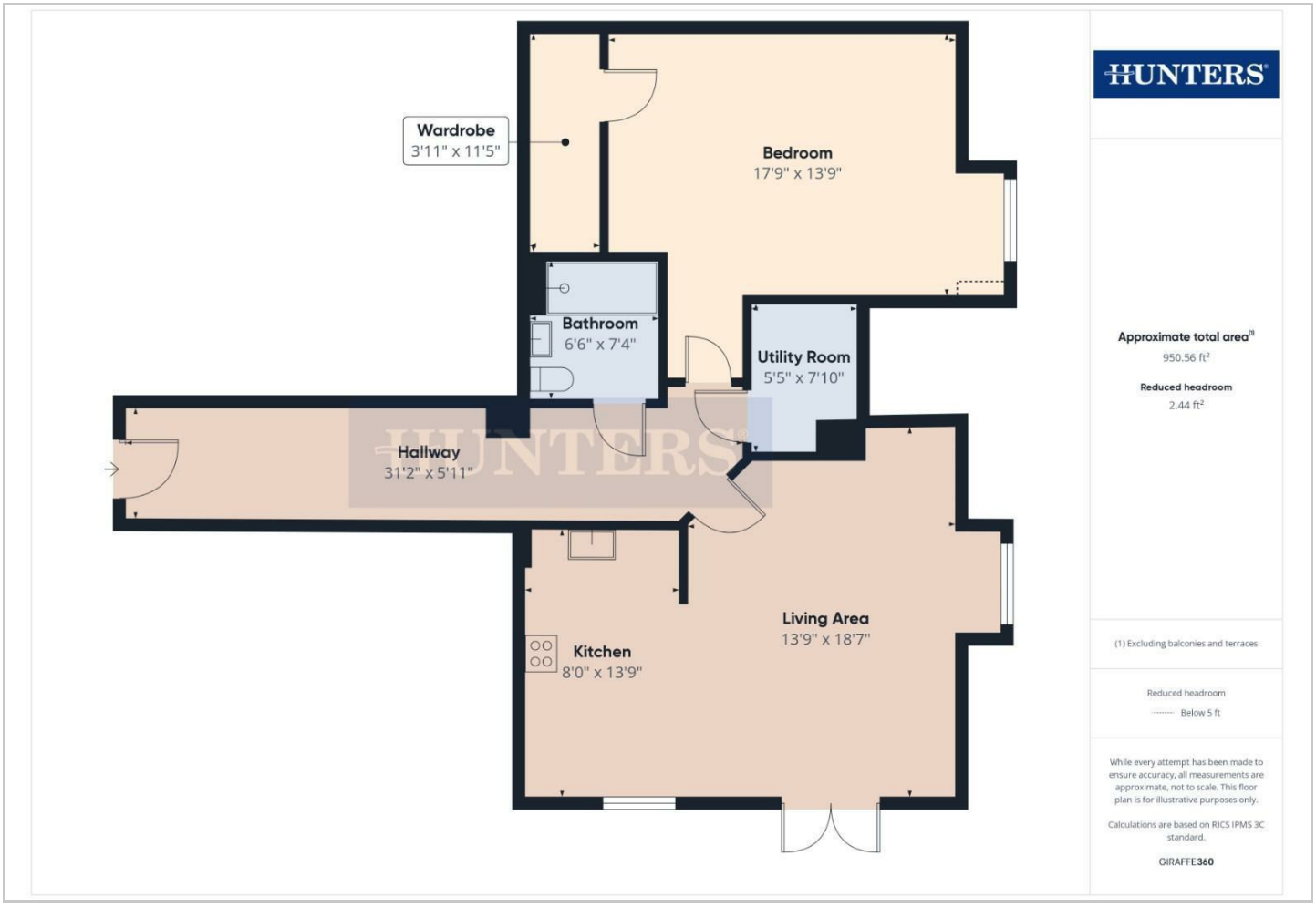
Hybrid Map



Terrain Map



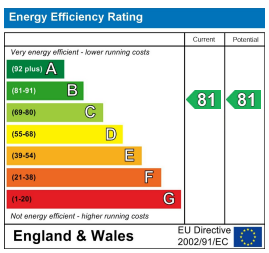
Floor Plan

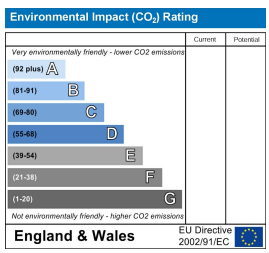


Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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