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The Village, Wigginton, York

Asking Price £130,000

Belfry Court
Belfry Court benefits from an on-site part-time manager and central call centre. There is a ground floor communal area where residents get together and socialise with events from time to time. There is the option to have guests stay over with a guest room which can be rented. Outside are well-tended communal gardens and parking to the rear of the development (check with manager for availability) and a scooter store with a charging area. This development does not offer any care and is strictly a retirement residential building.

Entry into the building is via a secure entryphone system. On entering the building you are welcomed into a communal area where there is access to the apartments via a lift or stairs. 15 Belfry Court is located on the first floor.

Property Description
This first-floor apartment is accessed through a timber entrance door, leading into an entrance hall. From here, doors provide access to the dining lounge, bedroom, bathroom, and a large storage room housing the hot water system.

The dining lounge is spacious, offering ample room for both living and dining furniture. It features a fireplace with an electric fire, an electric storage heater, TV and telephone points, and a UPVC glazed window to the front. Glazed French doors also lead from the lounge into the kitchen.

The kitchen, accessed via the French doors from the living room, is equipped with a range of wall and base units complemented by worktops. It includes an integrated sink with a mixer tap, an electric ceramic hob, an electric oven/grill combo, as well as under-counter fridge and freezer units. There is also a UPVC double glazed window to the front.

The double bedroom boasts built-in wardrobes, an electric wall-mounted heater, and a UPVC double glazed window to the front aspect. A television point is also available.

The shower room is fitted with a step-in shower cubicle, a vanity unit with a wash basin and wall mirror, and a toilet. There is also an electric heated towel rail.

Leasehold Information
Tenure Type: Leasehold
Lease original length: 125 Years
Lease remaining: 106 years approx
Leasehold Annual Service Charge Amount £3,112 per annum
Leasehold Ground Rent Amount £425 per annum
Council Tax Banding: B
EPC Rating Band: B

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer
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. 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.





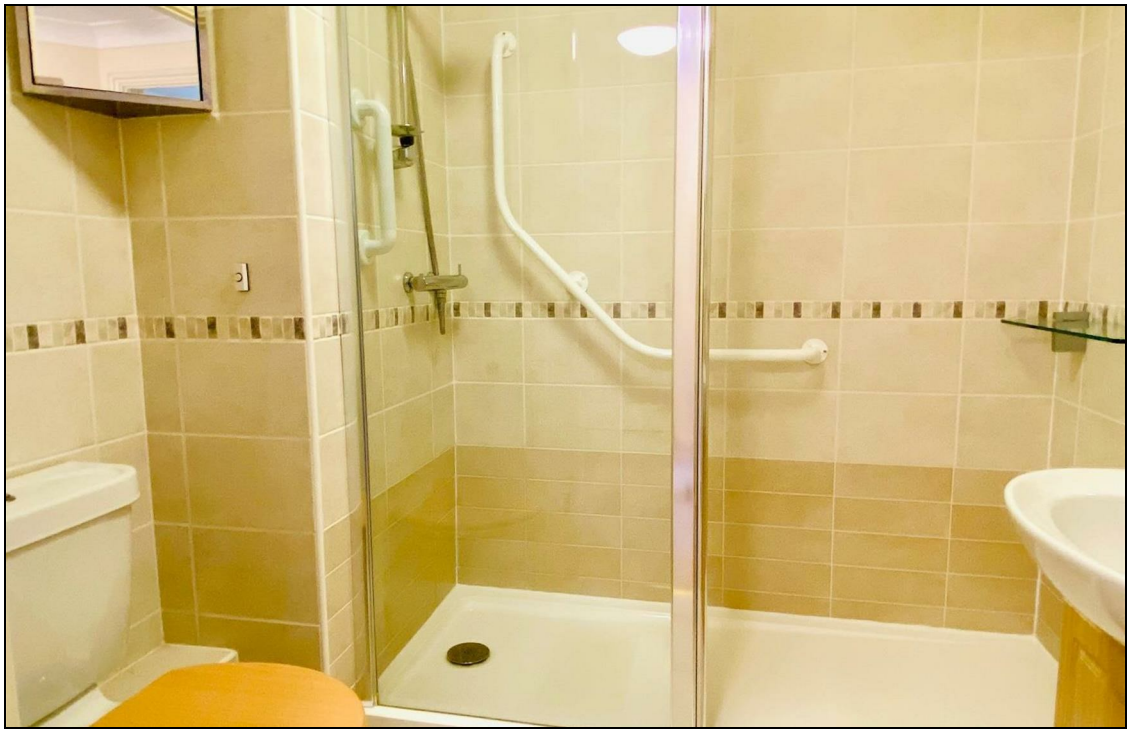

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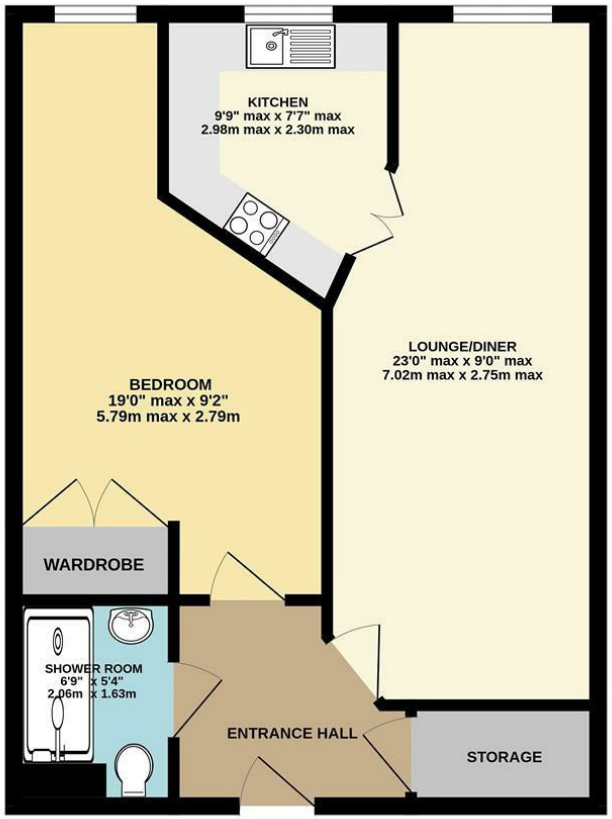








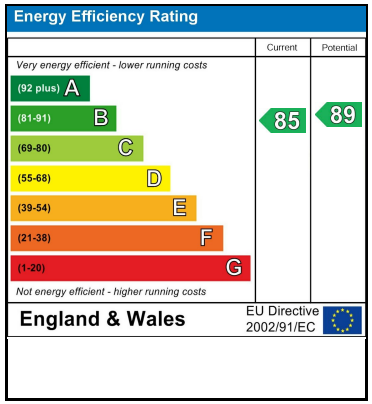
FIRST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

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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