



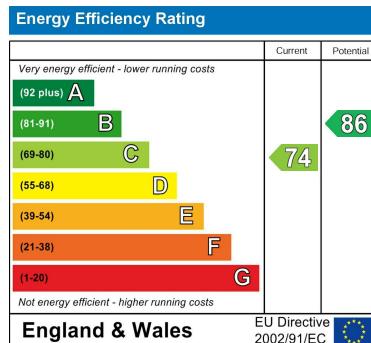
Chancery Court, Brough, HU15 1FG
£89,950

Philip
Bannister
Estate & Letting Agents

Chancery Court, Brough, HU15 1FG

Key Features

- Delightful Complex
- First Floor Apartment / Intercom access
- 1 Fitted Double Bedroom with Personal Balcony
- Open Plan Living Kitchen with Personal Balcony
- Bathroom
- Allocated Parking Space
- Communal Grounds
- Leasehold
- EPC = C TAX = A



Welcome to this modern first-floor apartment located in the desirable Chancery Court, Brough. This purpose-built complex offers a comfortable and contemporary living experience. Convenience is key, as this apartment is within walking distance of the local train station, making it an excellent choice for commuters. Additionally, the property comes with an allocated parking space for one vehicle, providing ease and security for your transportation needs.

A communal hall has individual post boxes and stair access. The apartment has a hall with storage cupboard and features a well-proportioned open plan living room with fitted kitchen area and access to a personal balcony located at the front of the complex. A double bedroom has fitted wardrobes and access to its own personal balcony located at the rear of the complex. The bathroom is modern and functional.

Situated in the charming location of Brough, this apartment offers a blend of modern living and accessibility to local amenities. Whether you are looking to invest or find a new home, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area.





ACCOMMODATION

Located on the first floor of this well designed complex.

HALL

Accessed from communal Entrance with intercom facility. Storage cupboard and separate cupboard housing heating boiler.

LIVING ROOM / KITCHEN

18'3 max x 15'1 max (5.56m max x 4.60m max)

Uniquely shaped spacious reception room/kitchen with glazed door access to private balcony. Fitted kitchen has a breakfast bar, fitted floor and wall units, laminated work surfaces, electric oven, electric hob & extractor hood, plumbed for washing machine, stainless steel sink unit, ceramic tiled floor, radiator.

BEDROOM

13'9 inc wardrobe x 11'10 max (4.19m inc wardrobe x 3.61m max)

Uniquely shaped double bedroom with fitted wardrobes, radiator and glazed door access to personal balcony overlooking the rear of the complex.

BATHROOM

6'7 x 5'2 (2.01m x 1.57m)

Part tiled walls and tiled floor, three piece bathroom suite including bath with shower unit above, vanity wash hand basin, low flush WC, shaver point, wall mounted electric heater.

PARKING & EXTERNAL SPACE

Apartment has an allocated parking space (all are numbered), communal grounds to the front.

TENURE

We understand that the property is Leasehold with a 155 year and one day from 1 September 2003. We understand that the current service charge is £996.80 p/a and a £100 p/a ground rent. This should be verified by your legal representatives.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a

electric heating.

DOUBLE GLAZING - The property has the benefit of uPVC double glazed frames.

SECURITY - The property has the benefit of an external intercom system.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and

are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of individual rooms and of the overall area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be viewed 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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