John Gray Court, Hull, HU10 6XZ

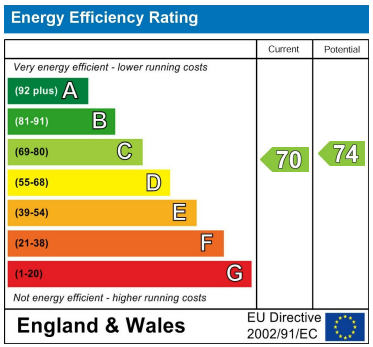
Offers Over £140,000

Philip Bannister
Estate & Letting Agents

John Gray Court, Hull, HU10 6XZ

Key Features

- Over 55's development close to amenities in Willerby
- Superb Ground floor Apartment, enjoying Views of The communal Gardens
- Entrance Hall, Lounge and Kitchen
- Two Bedrooms (One Fitted with Wardrobes)
- Shower Room, Communal Gardens & Parking
- Early Viewing Is A Must
- EPC - C



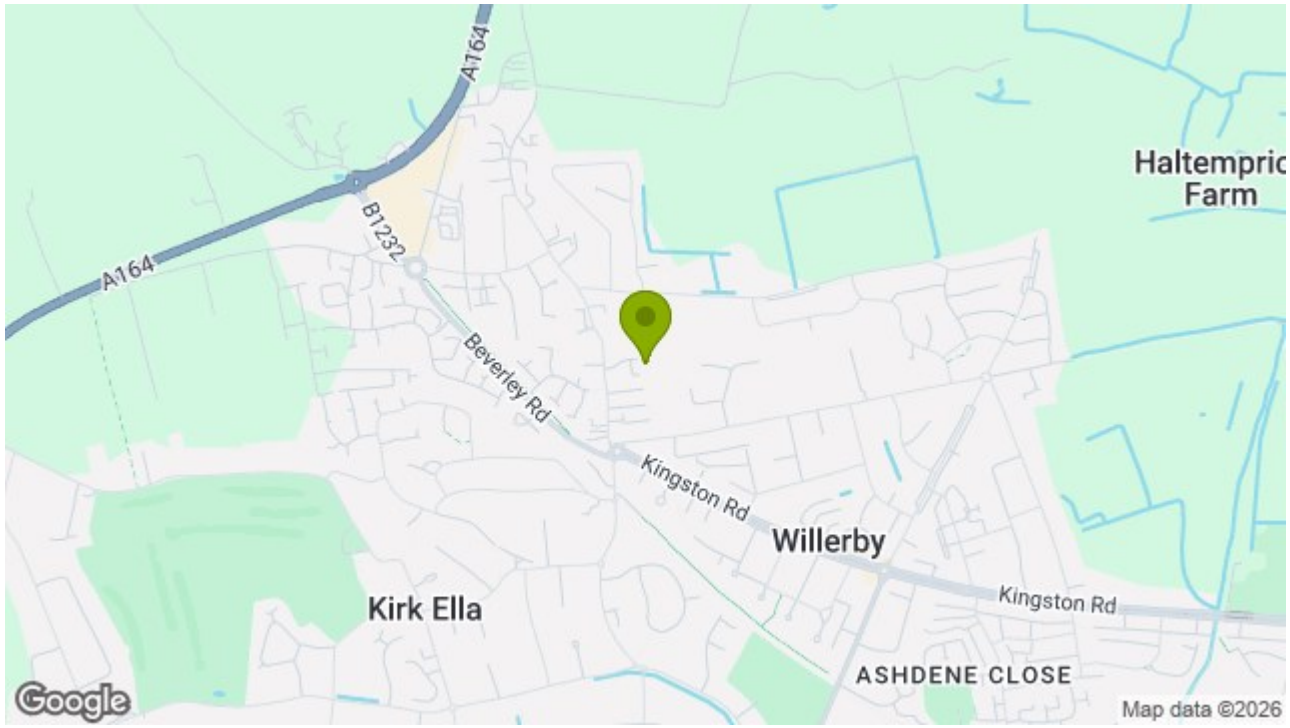
A beautiful ground floor apartment, which is ready to move straight into, and which is conveniently located close to all the amenities Willerby has to offer

Set within a highly desirable over-55s courtyard development, this stunning apartment has been fully transformed to offer stylish and comfortable living throughout.

The accommodation briefly comprises a welcoming hallway, a bright and spacious lounge, fitted kitchen, an inner hallway and two bedrooms (one with fitted furniture) and a modern shower room finished to a high standard.

Residents benefit from communal parking on a first-come, first-served basis along with well-maintained communal gardens, creating a pleasant and peaceful setting.

Immaculately presented and ready for immediate occupation, this impressive home simply must be viewed to be fully appreciated.



BOSCH

WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR APARTMENT

ENTRANCE HALL

with double glazed door.

LOUNGE

with two double glazed windows to the front elevation, understairs cupboard and sliding doors to the:

KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric oven and hob, tiled floor, plumbing for automatic washing machine, boiler and double glazed window to the front elevation.

BEDROOM 1

with double glazed window to the rear elevation and a range of built in wardrobes and dressing table unit.

BEDROOM 2

with double glaze door to the rear elevation.

SHOWER ROOM

with a three piece white suite, comprising shower enclosure, wash hand basin, w.c.,, fully tiled to walls and double glazed window to the side elevation.

COMMUNAL GARDENS

Outside are well maintained communal gardens.

COMMUNAL CAR PARK

The development enjoys parking on a first come first served basis.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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.

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.

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.

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)

INFORMATION/MAINTENANCE AND HOUSE MANAGER

The minimum age requirement for anyone moving into the apartment is 55 years of age. The apartments themselves are designed for independent living and prospective purchasers should note there are no facilities providing care or nursing. Buyers can benefit from a day-to-day estate manager whose primary role is to ensure that the estate and its assets are maintained and the hours of duty as of 2023 are Monday, Tuesday and Thursday 1pm to 5pm, Wednesday and Friday 8.30am to 12.30pm. There is a communication call facility in each apartment and the calls are managed by Anchor Hanover. Residents can purchase a pendant which also connects to the system for emergency purposes.

AML.

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.

TENURE.

We understand that the property is Leasehold. This should be clarified by your legal representative. Please call the office for additional information.
The tenure of this property is leasehold under a 125 year lease, which commenced 1995, with 97 years remaining. Monthly maintenance includes six-weekly window cleaning, upkeep of communal gardens and areas, buildings insurance, the communication call facility and also contributions to a reservation fund for planned works, gutter cleaning and provision of the estate manager. The charges are agreed yearly with residents at an annual meeting. The service charge is currently £190.49, per calendar month (to be confirmed by solicitors).

Approximate total area(1)

567 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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