



Minerva Court, Boroughbridge Guide Price £110,000

**** STYLISH MODERN KITCHEN ****

A well presented 2 bedroom first floor apartment exclusively for the over 55's, set in this highly regarded development within walking distance of Boroughbridge High Street.



Accommodation

Entered via a timber door with double glazed gallery window into a entrance hall with quarter turn staircase with radiator, leading to the landing with a generous house storage cupboard, airing cupboard, and access to the partially boarded loft with power and light.

Off the landing is the sitting room located at the rear of the property which features coved cornices, double radiator, and timber framed double glazed windows overlooking part of the Milby Cut Canal.

The modern kitchen is positioned off the sitting room and has high and low level storage cupboards, wood effect laminate worktops with inset stainless steel sink, and integrated appliances which include Beko electric hob and oven. The freestanding washing machine and fridge/freezer are included in the sale. The kitchen features the gas fired Vaillant boiler, a single radiator, and a double glazed window also with a view of the Milby Cut Canal.

Located to the front of the property are the two bedrooms. The principal bedroom has a fitted wardrobe with clothes rail and shelf, and includes a single radiator and double glazed windows.

Bedroom 2 includes a spacious above stairs storage area, single radiator, and double glazed windows.

The wet room has floor to ceiling tiling, low flush wc, wall mounted wash hand basin, heated towel rail, and an electric shower. There is also a double glazed opaque window.

To The Outside

Minerva Court is a private development with the property being set within communal gardens with off street parking allocated on a first come first served basis.

There is a shared bin store adjoining the front elevation of the property.

Energy Efficiency

The property's current energy rating is C (74) and has the potential to be improved to an EPC rating of C (75).

Additional Information

Tenure: Leasehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Leasehold Details

Starting Year of Lease : 1988 (99 year lease term)

Years Remaining On Lease : 62 Years

Service Charges : £288 per quarter (£1,152 annually) – reviewed annually

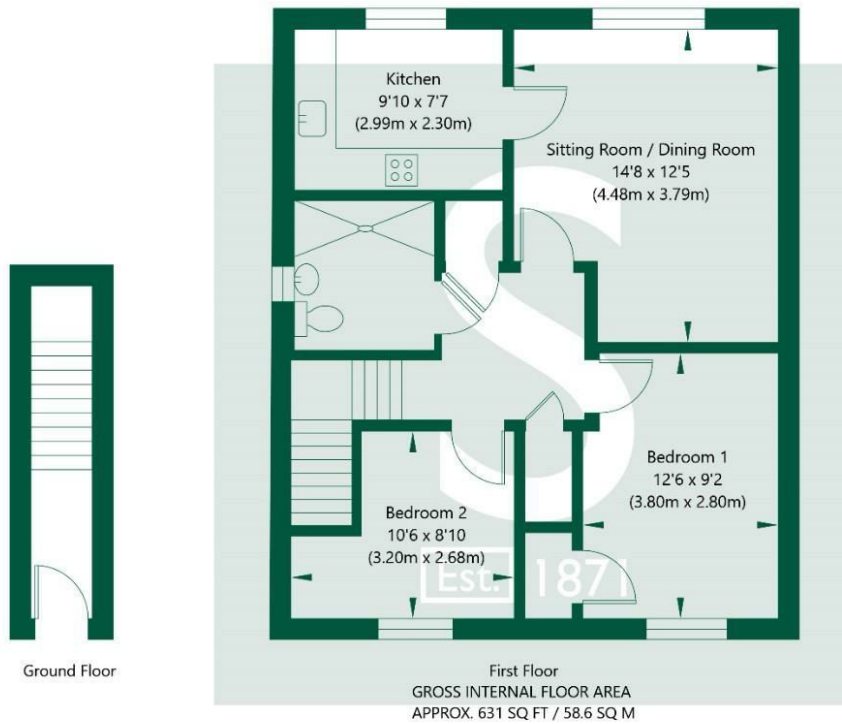
Ground Rent : £10 per annum

Management Company : Regent Management Ltd (tel: 01132 507888)

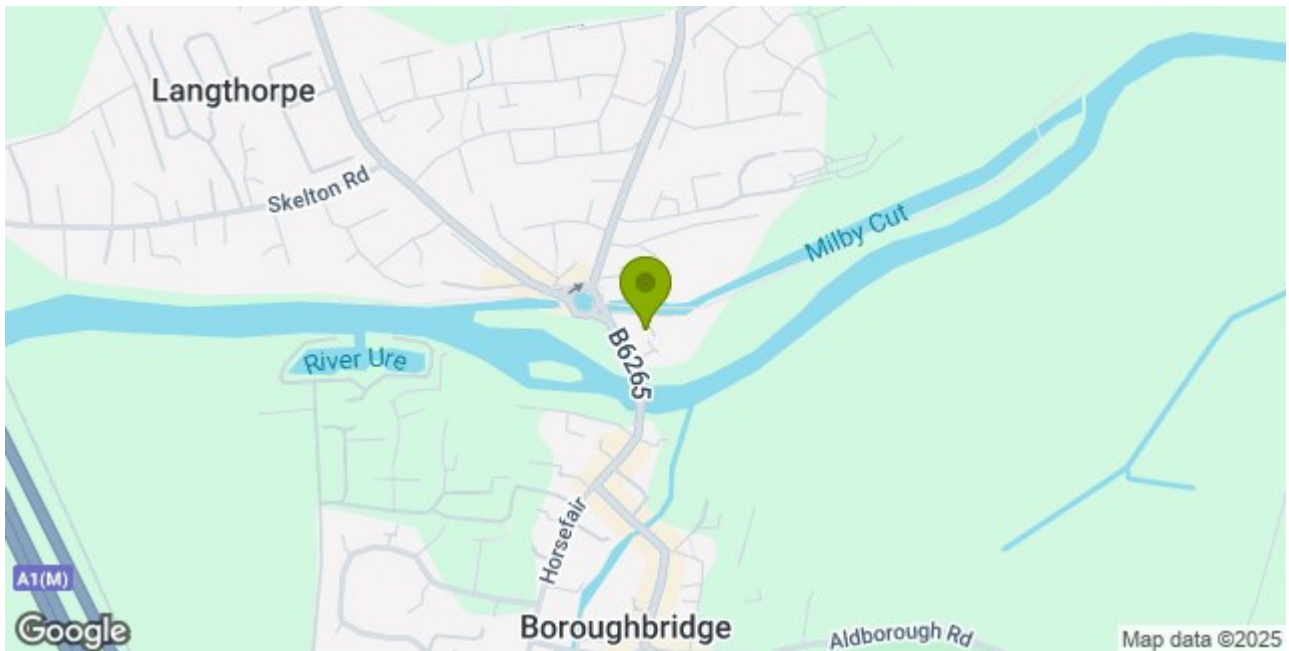
Agents Note

Both the vendor and the agent are aware that the length of the lease will require an extension. For more information please speak with us on 01423 324324.

Minerva Court, Boroughbridge, YO51 9PB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 631 SQ FT / 58.6 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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