



18b High Street, Boroughbridge YO51 9AW

Stephensons

S
Est. 1871

An internal inspection is essential to appreciate this surprisingly spacious 2 bedroom 1st & 2nd floor duplex apartment discretely positioned within the heart of Boroughbridge's town centre allowing easy access to a host of local amenities. The apartment benefits from an allocated parking space within a courtyard setting to the rear and it is offered with vacant possession and free of any onward chain.

Harrogate Borough Council - Tax Band A

Viewings via Boroughbridge Office 01423 324324

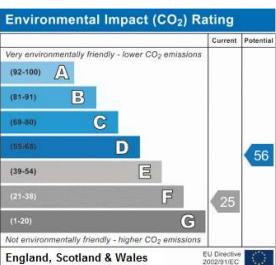
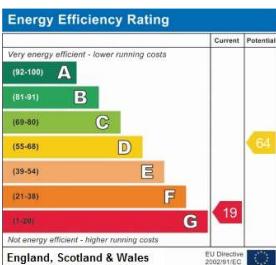


A ground floor communal entrance leads up to the apartment's private hallway with storage cupboard, staircase and doors leading off into a sitting room, galley style kitchen with base and wall storage cupboards complemented by a built-in oven and hob, integrated fridge and a freestanding washing machine. The master bedroom features an attractive period style fireplace and is served by a tastefully appointed shower room.

The 2nd double bedroom forms part of an impressive attic conversion and enjoys roof top views. Other internal features of note include night storage heating and double glazing.

Externally there is an allocated parking space within Smiths Court off Back Lane and discrete access onto the High Street.

The apartment is offered with the residue of a 999 year lease which commenced in 2004 and the owner of 18b will automatically become a shareholder of Boroughbridge High Street Management Company. We have also been informed that there is an annual Service Charge of £500 which includes Buildings Insurance.

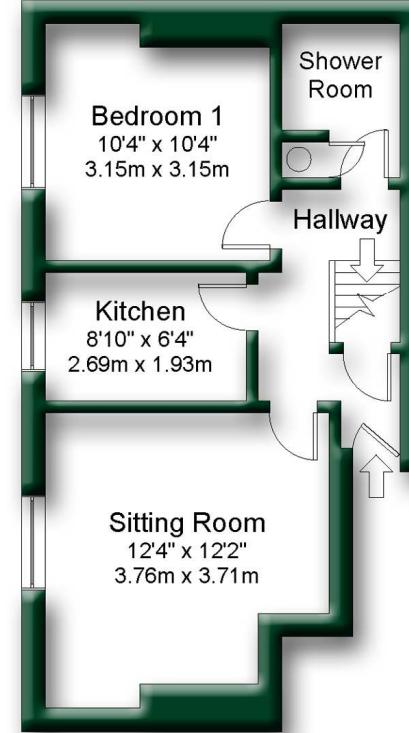


Stephensons
York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01904 809900
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

Partners
JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence



First Floor

Gross internal floor area excluding Eaves (approx.): 46.9 sq m (505 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.

Not to Scale. Copyright © Apex Plans.



Second Floor

Services

We have been informed by the Vendor that all mains services are connected to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.

