

The Maltings, Boroughbridge

Guide Price £280,000

An outstanding and surprisingly spacious 2 bedroom duplex apartment, located within a quite remarkable conversion of a Grade II Listed former 19th Century maltings, boasting a beautiful blend of original architectural features and contemporary styling complemented by 2 allocated parking spaces.

*** STUNNING LIVING SPACE WITH BALCONY ***

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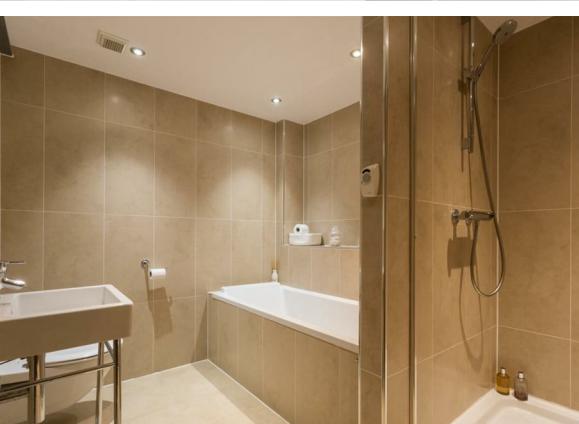
Property Overview

Built in the 1850's by the Warwick Anchor Brewery, the former maltings and kilns are believed to be the oldest surviving buildings of its type in the UK and were drying barley and brewing beer until the 1960's before being converted in 2007 to create a number of unique and breathtakingly beautiful apartments.



Inside

A magnificent communal reception hall, with lift and stairs to all floors, leads off to the private ground floor entrance to this particular apartment.



A spacious reception hall with entry phone, staircase and study area (with fitted workstation and shelving) leads off into a generous principal bedroom with exposed beam, fitted Poliform wardrobes and a luxurious en-suite bathroom with both bath and separate walk-in shower, 1 further bedroom with fitted Poliform wardrobes and a stylish shower room.



The stunning open plan first floor living space features exposed brickwork and original steel beams and pillars to complement a luxurious kitchen and the 26'1" (7.95m) long living and dining area which also offers a door opening out onto a delightful balcony.



The original Poggenpohl kitchen has been upgraded by the current owners to provide generous storage and a range of Fisher and Paykel appliances to include a touch control hob and a dual drawer dishwasher complemented by a spacious utility room.

Other internal features of note include an electric central heating system to radiators.

Energy Efficiency

The apartment's current energy rating is C (69).

Services

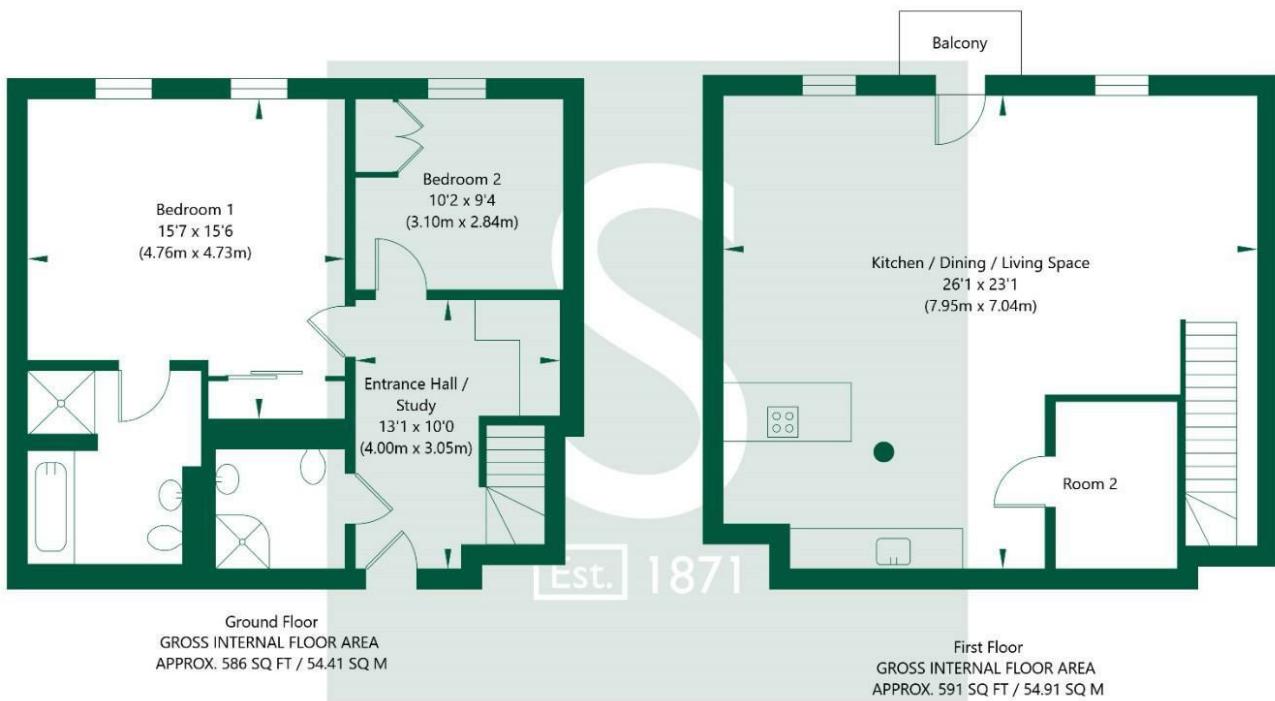
We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

Tenure

Please note that this apartment is being offered on a Leasehold basis with 982 years remaining of a 999 year long lease which commenced in 2005. This apartment is subject to an annual Fixed Ground Rent of £100.00 and a monthly Service Charge of £143.82 that includes communal area cleaning and electrics, window cleaning, building insurance, external repairs and the maintenance of the electric entrance gate.

Council Tax

This property is within North Yorkshire Council and the tax band is D.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1177 SQ FT / 109.32 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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