



13 Twistleton The Maltings Waterside
Boroughbridge, York YO51 9GY

£900 Per month



STUNNING TWO BEDROOM APARTMENT WITH ENSUITE BATHROOM AND ADDITIONAL SHOWER ROOM
COMMUNAL ENTRANCE HALL WITH LIFT TO ALL FLOORS
OPEN PLAN LIVING SPACE, WITH A MODERN KITCHEN
WONDERFUL ORIGINAL FEATURES
DINING HALLWAY WITH USEFUL STORAGE CUPBOARDS
ALLOCATED SECURE PARKING, AND GUEST PARKING
WITHIN LEVEL WALKING DISTANCE TO BOROUGHBRIDGE TOWN CENTRE
AVAILABLE MID JULY EPC B



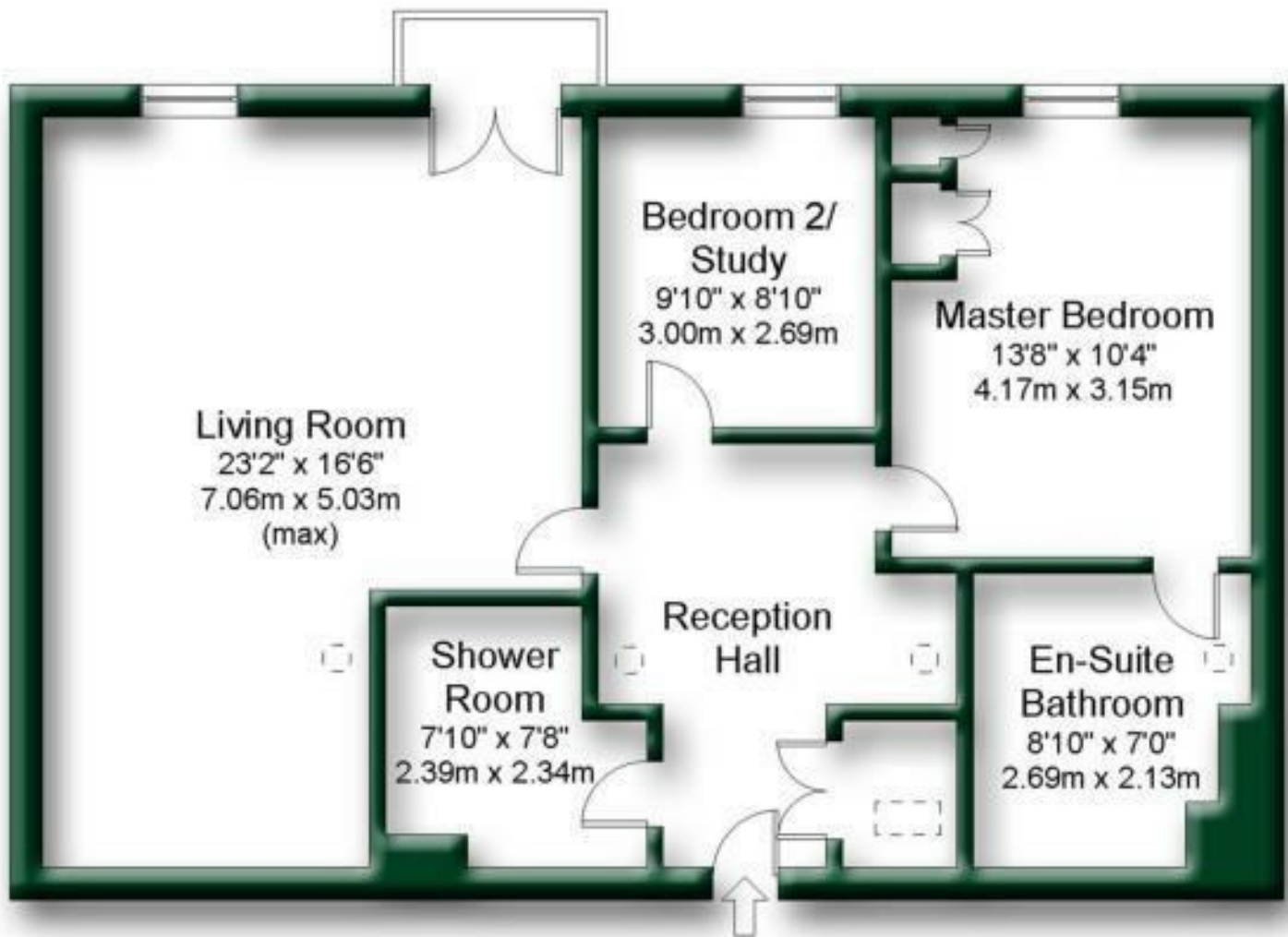
Description

This impressive, contemporary styled luxury apartment boasting two double bedrooms and open plan living space, forms part of an exclusive gated development which was converted from a historical industrial building on the outskirts of the market town of Boroughbridge. The building having been a former brewery and dating back to the late 1800's was converted in 2002, and with video entry system, the building is accessed via a central communal lobby and lift access to the first floor. The apartment itself has hard wood double glazing throughout and opens to a spacious reception hall with useful utility/storage cupboard. Branching off is a stylish fully tiled shower room and an open plan living space with feature exposed rustic brick wall, double doors opening to a small balcony and modern fitted kitchen which boasts integral appliances including double dishwasher and ceramic hob. Satellite and DAB connections are available in the living room and both double bedrooms, the master having a large en-suite bathroom with bathtub and separate shower enclosure. The apartment has an allocated parking space.





THE MALTINGS



Gross internal floor area (approx.): 79.1 sq m (851 sq ft)

Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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