



14 St. Ellens Court
Beverley, East Yorkshire HU17 0HH
Offers over £105,000

WP WOOLLEY
& PARKS

CENTRALLY LOCATED APARTMENT FOR THE OVER 60's - 70% SHARE OF OWNERSHIP
VIRTUAL TOUR AVAILABLE

Forming part of the esteemed 'Outer Trinities' development of residential properties at the heart of Beverley's town centre, within very easy reach of the railway station and the vast array of amenities provided in close proximity, St Ellen's Court offers a fantastic opportunity for the over 60's to base themselves centrally whilst enjoying the many benefits of this shared ownership scheme through the Joseph Rowntree Foundation. Situated on the second floor, with secure entry and lift access, the property offers two bedroomed accommodation with nicely proportioned lounge, kitchen and shower room. The building and grounds are well maintained, with non-allocated parking availability, and warden assistance on and off site, for added piece of mind. NO ONWARD CHAIN



Communal Entrance Hall

With secure intercom entry, stairs to all floors and lift to all floors.

Kitchen

With Velux window to front elevation with electric fitted blind, a range of wall and base units, roll top work surfaces, four ring gas hob, single electric oven, one and a half bowl resin sink, plumbing for free standing appliances, tiled splash backs and radiator.

Lounge / Dining Room

With double glazed window to front elevation, feature electric fireplace, television point, radiator, telephone point and fitted carpet.

Entrance Hall

With external door to front elevation, radiator, boiler cupboard and fitted carpet.

Shower Room

With Velux window to side elevation, walk in shower unit with electric shower over, low flush WC, pedestal wash basin, radiator, fully tiled walls and built in storage cupboard.

Master Bedroom

With double glazed window to front elevation, Velux window to side, fitted wardrobes, radiator and fitted carpet.

Bedroom Two

With Velux window and electric fitted blind to side elevation, radiator and fitted carpet.

Communal Grounds And Parking

The property enjoys well maintained communal grounds with non-allocated parking spaces, within a pleasant 'tucked-away' courtyard setting.

Additional Communal Facilities

In addition to the private accommodation, the building also offers a communal social room and a laundry room where time slots can be reserved for the use of the facilities.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Joseph Rowntree Foundation

The property is understood to be leasehold and the purchaser will own a 70% share with the remaining 30% being retained by the Joseph Rowntree Foundation. A buyer must be qualified via application to the foundation (further details available on the Joseph Rowntree Foundation website), with a stipulation that the applicant must

be over 60 years of age, though we understand some provision is made for those aged 55 or over with a medical condition. A maintenance fee is payable on a monthly basis (understood to be in the region of £219.52, subject to annual review) in respect of service charges, warden care and buildings insurance.







Approximate net internal area: 602.18 ft² / 55.94 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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