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Matthew  
**Limb**  
MOVING HOME



*1 Axis Court, Mill Lane, Beverley, East Yorkshire, HU17 9AL*

- 📍 Ground Floor Apartment
- 📍 Open Plan Living Kitchen
- 📍 Two Bedrooms
- 📍 Bathroom
- 📍 Designated Parking
- 📍 Convenient Location
- 📍 No Onward Chain
- 📍 EPC=

**£115,000**

## INTRODUCTION

This superb ground floor apartment forms part of the Axis Court development which is situated a short walk from the centre of Beverley and the many amenities the historic town has to offer. Ready to move straight into and with no forward chain, an early completion is possible. Features include a superb open plan living kitchen area, two bedrooms and a bathroom with shower facility. The development comprises only 9 purpose built apartments and a courtyard to the side provides designated parking. Early viewing is strongly recommended.

## LOCATION

Axis Court occupies a prominent position on Mill Lane, where it meets Cherry Tree Crossing. The town centre lies to the west where an excellent range of shops and amenities are to be found. The bustling centre is nearby and within a level walk are numerous bars, restaurants, cafes, shops and general amenities together with a railway station and the recently completed Fleming Gate Shopping Centre. The town also has its own racecourse, the Westwood pasture and good connections towards Hull, York and the M62 motorway network.

## ACCOMMODATION

A communal entrance door with security entrance system opens to:

### COMMUNAL HALLWAY

A private residential door provides access to:

### ENTRANCE HALLWAY

With cupboard housing the hot water and central heating boiler.

### OPEN PLAN LIVING KITCHEN

15'3" x 13'6" (maximum) approx (4.65m x 4.11m (maximum) approx)  
Attractive light and airy space. The kitchen area has a bank of base and wall units with laminate worksurfaces, sink and drainer and tiled splashbacks. Integrated appliances include an oven, hob with filter hood above, fridge, slimline dishwasher and automatic washing machine.





*LIVING KITCHEN - ALTERNATIVE VIEW*



*BEDROOM 1*

11'5" x 9'11" approx (3.48m x 3.02m approx)  
Measurements into fitted wardrobes. Window to side elevation.



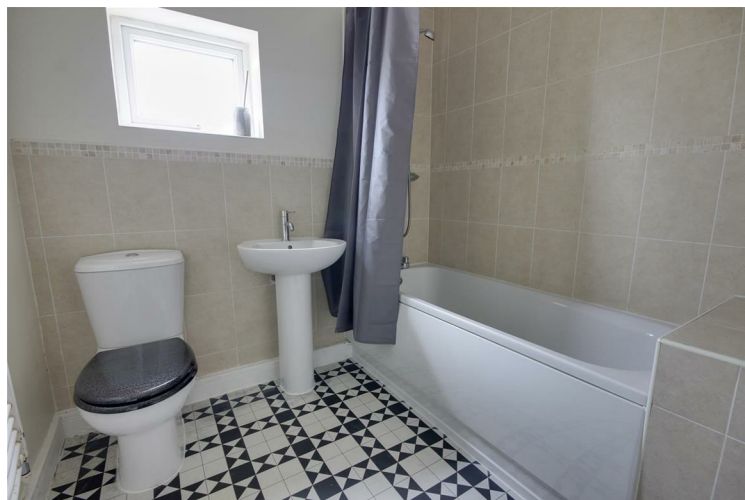
*BEDROOM 2*

8'8" x 6'6" approx (2.64m x 1.98m approx)  
Window to rear elevation.



## BATHROOM

With suite comprising a bath with shower over, pedestal wash hand basin, low flush W.C., heated towel rail and window to rear elevation.



## OUTSIDE

A courtyard lies to the side where the property has a designated parking position.

## TENURE

Leasehold  
199 years from 01.09.06, 184 remaining

## SERVICE CHARGES

Ground rent £125 per annum  
Maintenance charges £585 per year  
199 year lease (184 years remaining)

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

## STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

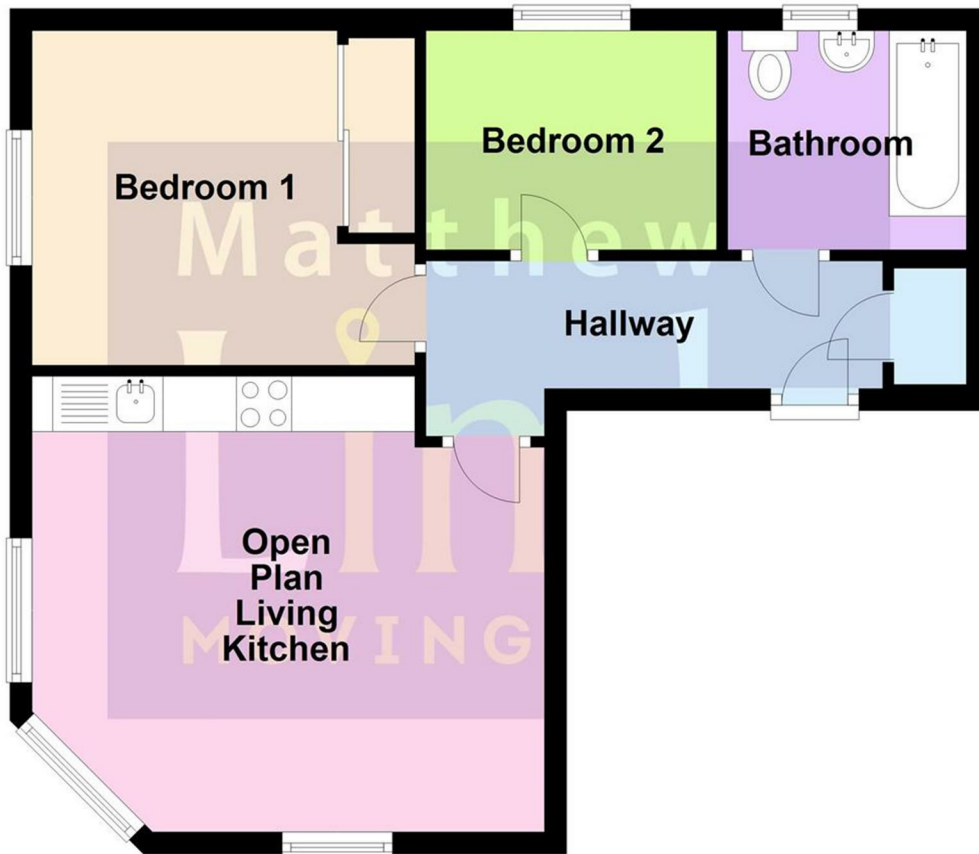
TIME .....DAY/DATE .....

SELLERS NAME(S) .....




## Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 45.5 sq. metres (489.8 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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