



**Minster Wharf  
Beverley  
East Riding of Yorkshire  
HU17 0PS**

**Offers in Excess of £132,000**

**bettermove**

# Minster Wharf Beverley

Bettermove are proud to present this 2 bedroom flat with views of the Minster in Beverley situated in a modern purpose built building available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space located right next to the main access door for the building. The council tax band is C.

This is a leasehold property with 134 years remaining on the lease; the ground rent is £150 per annum and the service charge is £1,600 per annum.

The interior of this well presented property situated on the top floor briefly comprises a bright and spacious open plan living room with the fitted kitchen, two double bedrooms and the family bathroom.

Located in the popular market town of Beverley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Beverley Train Station, the M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

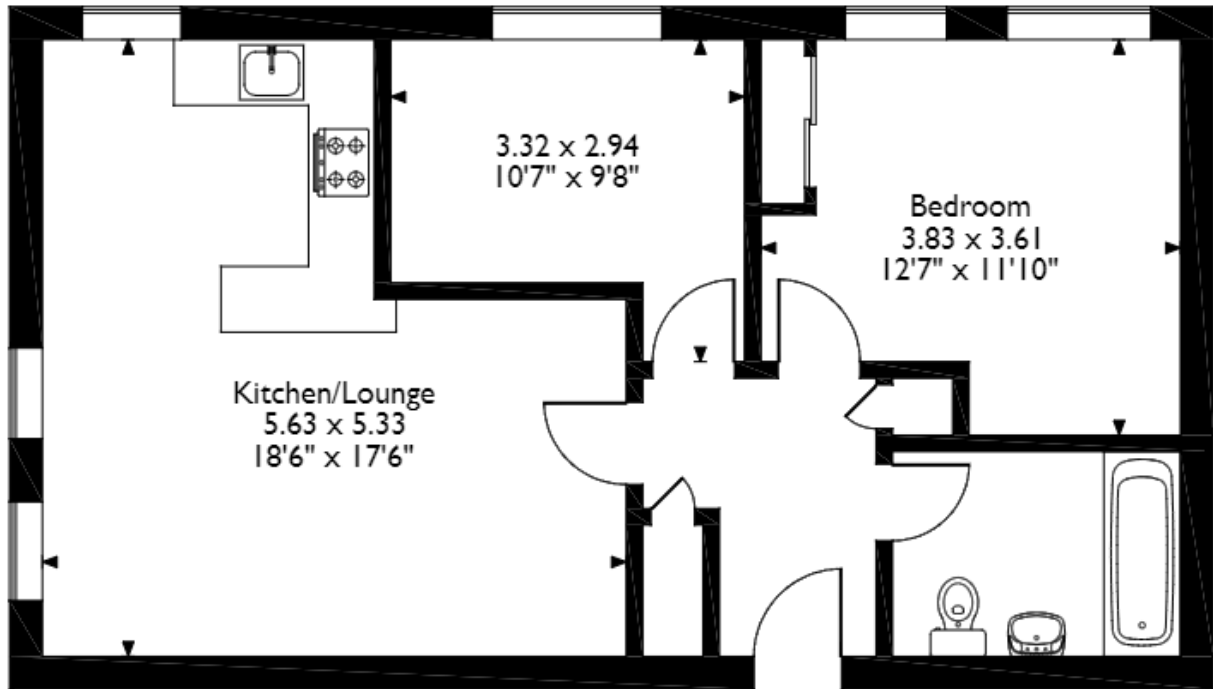
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Minster Wharf, Beverley  
 Approximate Gross Internal Area  
 58 Sq M/624 Sq Ft



**Second Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)