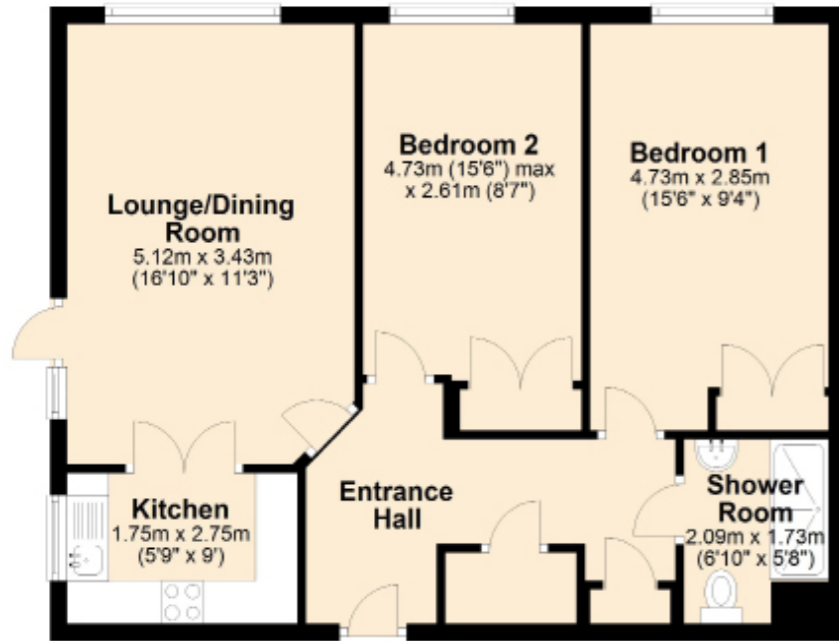


Floor Plan

Approx. 63.4 sq. metres (682.0 sq. feet)



Total area: approx. 63.4 sq. metres (682.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		74	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



£189,950

7 Goulding Court, Beverley

SERVICES

Electricity and drainage are connected. None of the services or installations have been tested.

TENURE

Leasehold, with approx 109 years remaining.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

FREE VALUATION

If you are looking to sell your own property we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Storage cupboards, electric storage heater.

LOUNGE

Double glazed window to the front and french doors leading out onto the small patio area. Feature fire surround. Electric storage heater, double doors to the kitchen.

KITCHEN

With a range of base wall and drawer units built in oven and hob with extractor hood above. single sink and drainer with spray mixer tap.

BEDROOM ONE

With a range of glass fitted wardrobes. Electric storage heater.

BEDROOM TWO

Fitted wardrobes. Electric storage heater.

BATHROOM

Comprising low flush w.c vanity sink and double walk in shower cubicle with electric shower, partly tiled walls.

EXTERNAL

HEATING AND INSULATION

The property has an electric heating system and uPVC double glazing.

COMMUNAL FACILITIES

The apartments include a communal residents lounge/function room, kitchen and laundry room. The apartments have an emergency pull cord system and externally there are well maintained landscaped communal gardens and residents parking. The complex has a house manager The cost of these services is covered by a monthly service charge of £292,56. This includes water rates. Visitors overnight stay accommodation is also available by reservation (charge applies).

OCCUPANCY REQUIREMENT

The main occupier of the apartment must be at least 60 years of age (a cohabitee can be 55 years plus).



7 Goulding Court, Beverley, HU17 9FE

DESCRIPTION

This property is part of a modern and well appointed retirement complex offering easily managed homes in the heart of Beverley town centre for those aged 60 years plus. The fully managed complex offers excellent amenities for retired persons and is set within private grounds that include vehicle parking. Situated on the ground floor with two bedrooms, lounge with french doors leading to small patio area, bathroom with double walk in shower.

SITUATION

The apartment can be accessed via a communal ground floor entrance leading directly off the car park and also a second entrance door adjacent to a perimeter gate giving quick access to the town centre across Walkergate. Located opposite the Tesco supermarket and just a short distance from the Saturday Market area the apartment is a convenient level walk from shops and other central amenities, the bus and railway stations.

