

**staniford**  
grays



14 Goulding Court, Beverley, HU17 9FE

£179,000

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# 14 Goulding Court

Beverley, HU17 9FE

- OVER 55 RETIREMENT COMPLEX IN THE HEART OF BEVERLEY TOWN CENTRE
- TWO BEDROOMS
- RESIDENTS CAR PARK
- FIRST FLOOR APARTMENT
- DOUBLE GLAZING AND ELECTRIC STORAGE HEATERS
- COMMUNAL GARDENS

Goulding Court is a sought after retirement complex in the heart of Beverley Town Centre, a location that provides convenient access for Beverley's thriving market square, bus and railway stations.

The complex sits in its own managed grounds with residents carpark, lounge, laundry and guest apartment with a lift to all floors. The property consists of a two bedroomed first floor apartment providing well presented accommodation. Briefly comprising entrance hall, living room with window, fitted kitchen, two double bedrooms and shower room.



£179,000



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

With walk in storage cupboard housing the boiler with shelving.

### LIVING ROOM

17' x 11'2" (5.18m x 3.40m)

Electric fire in feature surround. Windows to front and side and electric radiator.

### KITCHEN

5'8" x 8'11" (1.73m x 2.72m)

Wall and base units, rolled top work surfaces, porcelain sink with mixer tap. Halogen hob with extractor hood over. Eye level electric oven, plumbing for a washing machine and window to the front.

### BEDROOM ONE

15'10" into wardrobes x 9'4" (4.83m into wardrobes x 2.84m)

Built in wardrobes, electric storage heater and window to the side.

### BEDROOM TWO

15'10" into wardrobe x 8'6" (4.83m into wardrobe x 2.59m)

Built in wardrobes, electric storage heater and window to the side.

### SHOWER ROOM

With walk in mains fed shower, low flush WC, wash hand basin in vanity unit, heated towel rail and set in a tiled surround.

### COMMUNAL FACILITIES

There is a residents lounge/ function room. A communal kitchen, laundry room, waste disposal room and shared gardens.

### COUNCIL TAX:

We understand the current Council Tax Band to be D



**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Leasehold. We understand the tenure of this property to be for 125 years from 1st April 2004.

We understand the service charges to be £170.00 per month. Ground rent is £197.50 payable six monthly.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :  
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

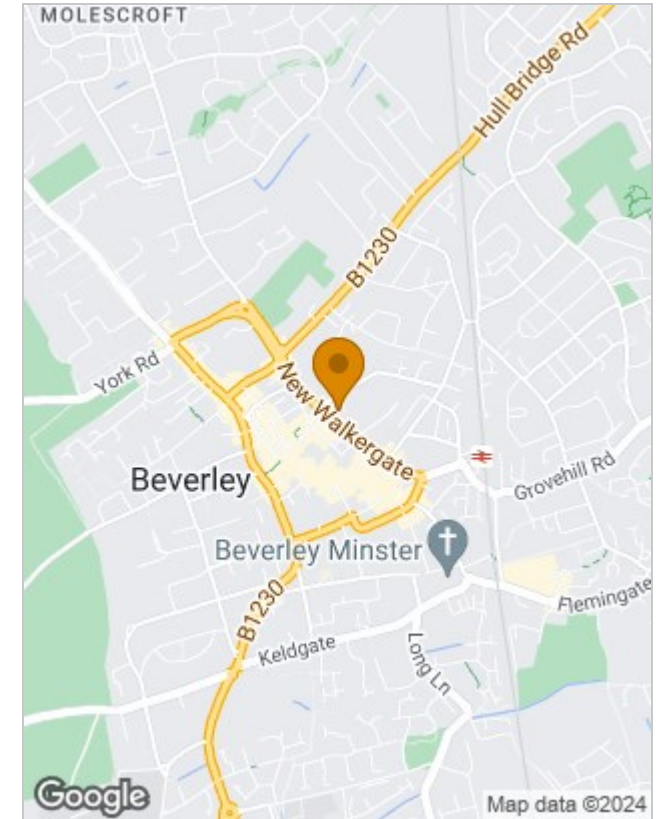
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



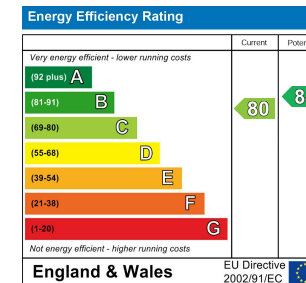
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.