

staniford
grays



14 Goulding Court, Beverley, HU17 9FE

£200,000





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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, supermarkets, 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 with storage two cupboards, living room with dual aspect windows, fitted kitchen, two double bedrooms and shower room.



£200,000



ACCOMMODATION COMPRISES

ENTRANCE HALL

15'1" x 8'10" (4.60m x 2.70m)

Wooden entrance door with brass handles, carpeted floor, two spotlight fittings, boiler cupboard and storage cupboard with shelving.

LIVING ROOM

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

Wooden door with brass handles, two brass light fittings, side aspect uPVC double glazed window, front aspect uPVC double glazed window, fire place with brass electric fire insert with feature surround.

KITCHEN

8'11" x 5'8" (2.73m x 1.74m)

French doors with glass panels, tiled floor, side aspect uPVC double glazed window, ceiling spot lights, splash back tiles, plumbing for a washing machine, four ring halogen hob with extractor above, electric oven, wall and base units, extractor above hob, porcelain drainer sink with mixer tap, eye level electric oven and a range of wall and base units.

BEDROOM ONE

15'10" into wardrobes x 8'6" (4.83m into wardrobes x 2.60m)

Wooden door with brass handles, carpeted floor, central ceiling light, fitted mirror door wardrobes and a side aspect uPVC double glazed window.

BEDROOM TWO

15'10" into wardrobe x 9'4" (4.83m into wardrobe x 2.85m)

Wooden door with brass handles, central ceiling light, carpeted floor, front aspect uPVC double glazed window and fitted wardrobes with mirror doors.

SHOWER ROOM

6'10" x 5'6" (2.09m x 1.70m)

Wooden door with brass handles, central ceiling light, low flush WC, shower cubicle with mixer shower, vanity unit with wash hand basin, splash back tiles, extractor fan, wall mounted electric heater and electric towel radiator.



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 :

Stanford 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.

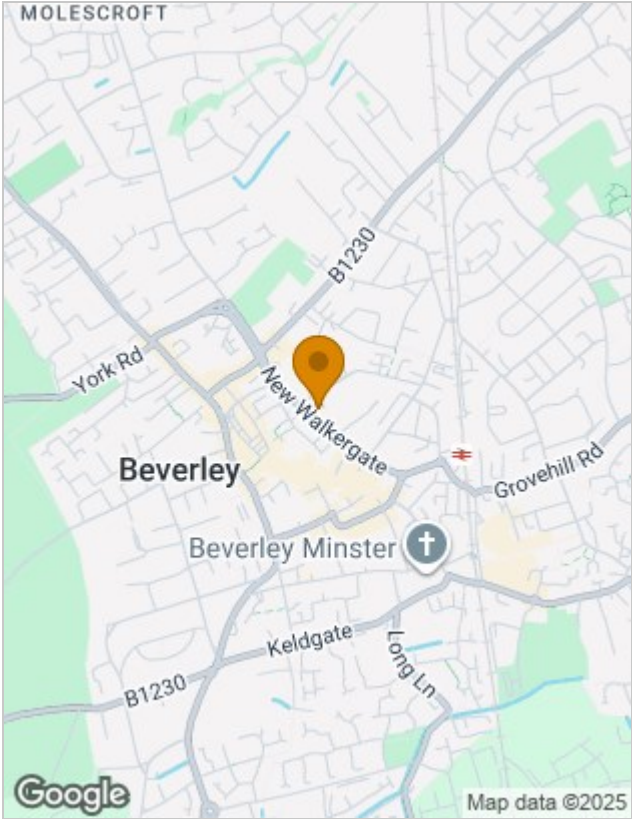
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



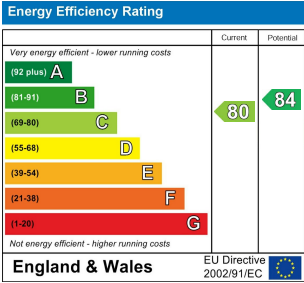
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.