



QUICK & CLARKE
The Property Specialists

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28 Goulding Court, Beverley HU17 9FE
£155,000

- Secure retirement living
- No forward chain
- Fabulous position with lively outlook
- Close to lifts
- Well-proportioned throughout
- Communal lounge and group activities
- Council tax band C
- EPC rating B

Situated in a superb position with a lively and interesting outlook, this attractive and well-proportioned one bedroom apartment will appeal to anyone looking for the security of retirement life but in a position that makes the best of town centre living.

Goulding Court has a well-earned reputation occupying a central position in Beverley and having a superb community feel with shared lounge and laundry, and organised residents' activities that one may dip in and out of. Having all the benefits of a modern purpose built apartment block, the property is surrounded by well-maintained gardens and has private communal parking to the rear.

LOCATION

The property is located on the second floor with a Juliet balcony overlooking Morton Road. Goulding Court is located on the entry of Morton Lane and lies within a stone's throw of the town centre. The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Accessed directly off the communal landing and close to lifts on the second floor, the entrance hall has a large storage cupboard housing the hot water tank. Doors lead through into the shower room, bedroom and living room.

LIVING ROOM

19'9 x 10'9 (6.02m x 3.28m)
A well-proportioned room with space for both living and dining room furniture. The focal point of the room is the Juliet balcony with French doors overlooking Morton Road and the Tesco supermarket. The previous owner would sit at the window whilst people watching. A carved fireplace with marble hearth and back houses an electric fire, double timber doors lead through into the kitchen.

KITCHEN

8'6 x 7'7 (2.59m x 2.31m)
The kitchen was recently refurbished with new appliances and worksurfaces and offers a range of wall and base storage units with beech fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring electric hob with extractor over, stainless steel sink and drainer, integrated oven, integrated fridge and freezer.

BEDROOM

17'7 x 9'1 (5.36m x 2.77m)
Of a size that allows space for both double bed and seating under the window, a range of fitted wardrobes with mirrored fronts.

SHOWER ROOM

6'10 x 5'6 (2.08m x 1.68m)
Three piece sanitary suite comprising low level WC, vanity unit with semi-recessed hand wash basin and double shower enclosure with pull-down seat and attractive wallboard within. Tiled walls and electric heated towel rail.

COMMUNAL FACILITIES

The property enjoys communal usage of the lounge, resident's kitchen and laundry room. The laundry room can be pre-booked for a nominal cost of £2 per wash. This can be booked in advance on a booking system. There is also a full time House Manager who resides within the development.

The development itself has beautifully maintained communal gardens which enjoy being predominantly laid to lawn with an array of shrubbery and plants. There is also outside car parking for residents.

There is accommodation that can be booked for a small charge for visiting family and friends.

AGENTS NOTE

Please note that there is a qualification requirement that the main occupier must be at least 60 years of age. A co-habitee can be 55 years and over.

SERVICES

Mains drainage, water and electric are available or connected to the property.

HEATING

The property benefits from electric storage heaters.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

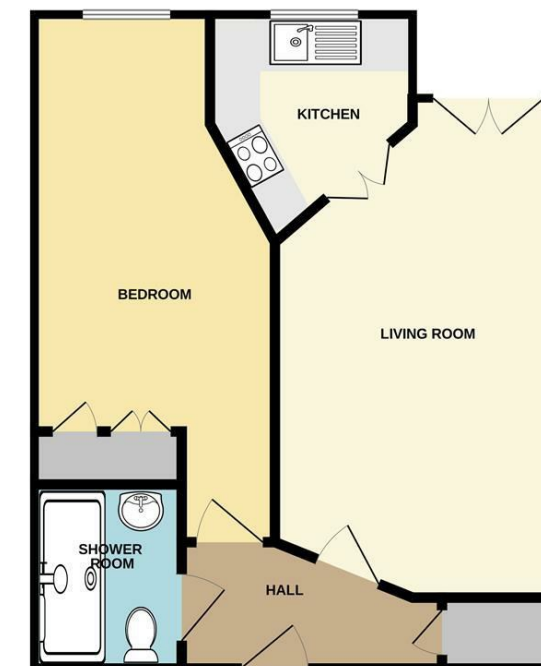
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd

to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed, as to their quality or efficiency can be given. Made with Metropix CS204