



## Flat 55, Well Court Well Terrace, Clitheroe

£125,000 Leasehold

This beautiful one-bedroom, second floor apartment is located in the highly sought-after, over 55's residential complex of Well Court in Clitheroe. Perfectly positioned just a short stroll from the town centre, it offers easy access to an excellent array of local amenities, including shops, cafes, and restaurants.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Boasting modern accommodation throughout, the apartment was recently updated with a stylish kitchen installed in 2021, complete with sleek finishes and integral appliances. The property is tastefully decorated, offering a warm and inviting space, and features a modern three-piece shower room. Large windows allow for lovely views over the well-maintained communal gardens, creating a peaceful and serene setting.

Residents of Well Court benefit from an array of communal facilities, including a spacious communal lounge and coffee kitchen, ideal for socialising, a laundry room, and beautifully landscaped gardens. The community is active and welcoming, with weekly social events such as coffee mornings every Wednesday, afternoon tea once a month, and other monthly evening entertainment organised by the residents.

Set within beautifully maintained grounds, this complex also offers convenient parking for residents.

Prospective buyers must be 60 years of age or older, or in the case of a couple, one person must be 60 years or older, and the other at least 55 years of age.

Well Court provides the perfect blend of independent living with a friendly community atmosphere, making it an ideal home for those seeking a relaxed and comfortable lifestyle in the heart of Clitheroe.

- Well-presented One Bedroom Apartment
- Set Within Beautifully Maintained Grounds
- Over 55's Development
- Move In Ready!
- No Chain Delay
- Modern & Stylish Interior
- Contemporary Kitchen Installed 2021
- Allocated Parking
- Walking Distance To Clitheroe Market Town



**Hallway**

Carpet flooring, storage cupboard with water tank and meters

**Lounge**

Carpet flooring, feature fire, TV point, storage heater, two upvc double glazed windows

**Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integral oven and hob, plumbed for washing machine, space for fridge freezer, vinyl flooring, upvc double glazed window

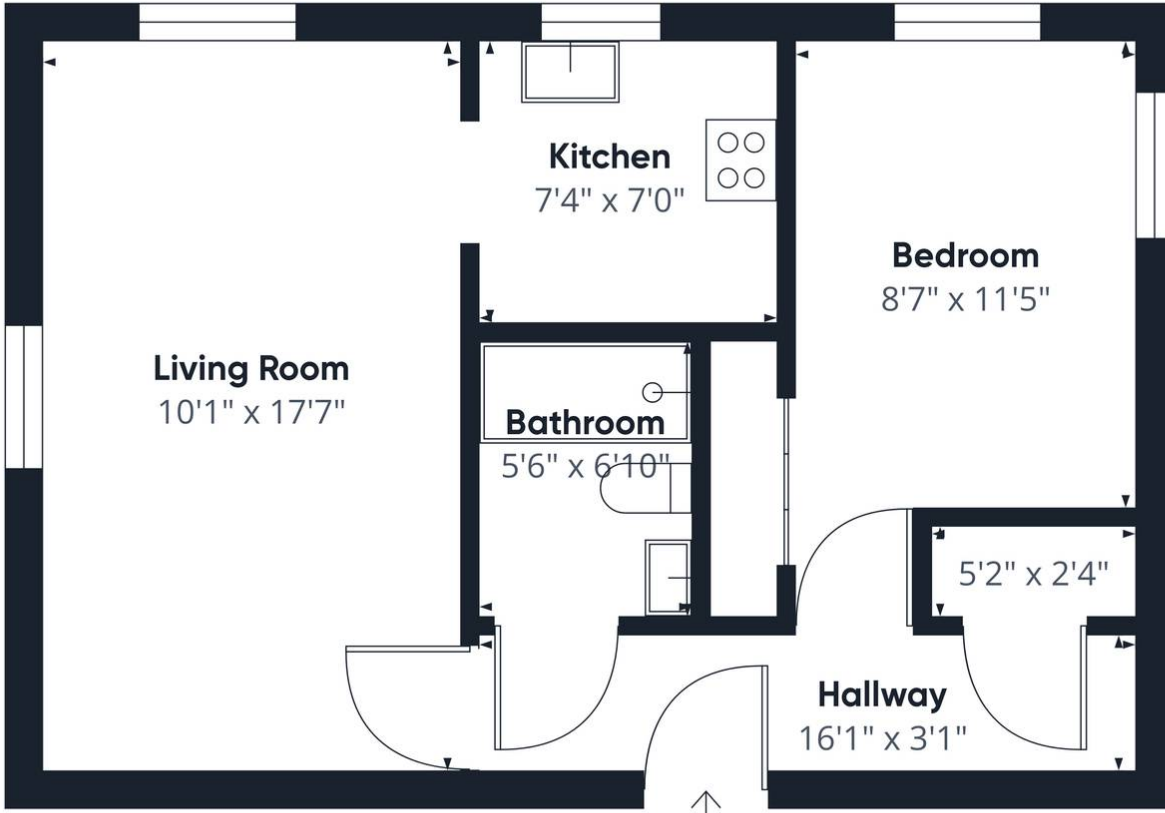
**Bedroom**

Carpet flooring, fitted wardrobes, storage heater, two upvc double glazed windows

**Bathroom**

Three piece suite with walk in electric shower, Wc and vanity unit housing sink, heated towel rail, vinyl flooring





Approximate total area<sup>(1)</sup>  
453.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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