

47 WELL COURT
CLITHEROE
BB7 2AD

£139,950



- Modern 2nd floor apartment
- 2 double bedrooms
- Recently fitted 3-piece shower room
- Modern kitchen with appliances
- Spacious lounge. South-facing aspect
- Views towards Clitheroe town centre
- Modern electric heating, UPVC DG
- 57 m2 (619 sq ft) approx.

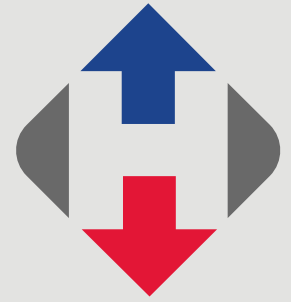
honeywell.co.uk

Situated a stone's throw from Clitheroe town centre, this second floor apartment enjoys a south-facing aspect with views over Clitheroe Royal Grammar School and the town centre. The property is one of the larger two double bedroom apartments and has been upgraded throughout with a modern fitted kitchen and shower room, a recently installed electric heating system replacing the standard night storage system and an upgraded hot water system.

Accommodation comprises a spacious entrance hallway with two large built-in cupboards, spacious lounge open to the kitchen, two double bedrooms both with built-in storage and a modern 3-piece shower room.

Well Court enjoys a host of communal facilities including a large communal lounge and coffee kitchen, laundry and gardens. There is a house manager and a 24/7 emergency response system. Private parking is also possible depending on availability.

Prospective purchasers must be 60 years of age or older, or if a couple, one person must be 60 or older and the other must be 55 or older.



LOCATION: From our sales office travel down Castle Street, straight onto York Street before turning left at the roundabout and then immediately right onto Well Court.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: With external door, two built-in storage cupboards, one housing electric consumer unit, one housing hot water cylinder, attic access point and intercom.

LOUNGE: 3.4m x 4.2m (11'3" x 13'9"); with television and telephone points, wall-mounted electric heater, views towards Clitheroe Royal Grammar School and the town centre.

KITCHEN: 2.3m x 2.1m (7'7" x 6'11"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring electric Bosch hob, one-and-a-half bowl stainless steel

sink unit, space for a fridge-freezer and part-tiled walls.

BEDROOM ONE: 2.7m x 3.5m (8'11" x 11'7"); with fitted wardrobes to one wall, ceiling light/fan and wall-mounted electric heater.

BEDROOM TWO: 2.4m x 3.6m (8'0" x 11'9"); with fitted wardrobes to one wall and wall-mounted electric heater.

SHOWER ROOM: With a modern 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and walk-in shower enclosure with electric shower and vanity screen, extractor fan, fully tiled walls.





OUTSIDE: The property is surrounded by communal garden areas. Allocated parking may be available on request.

HEATING: Upgraded electric heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND B.

EPC: The energy efficiency rating of the property is D.

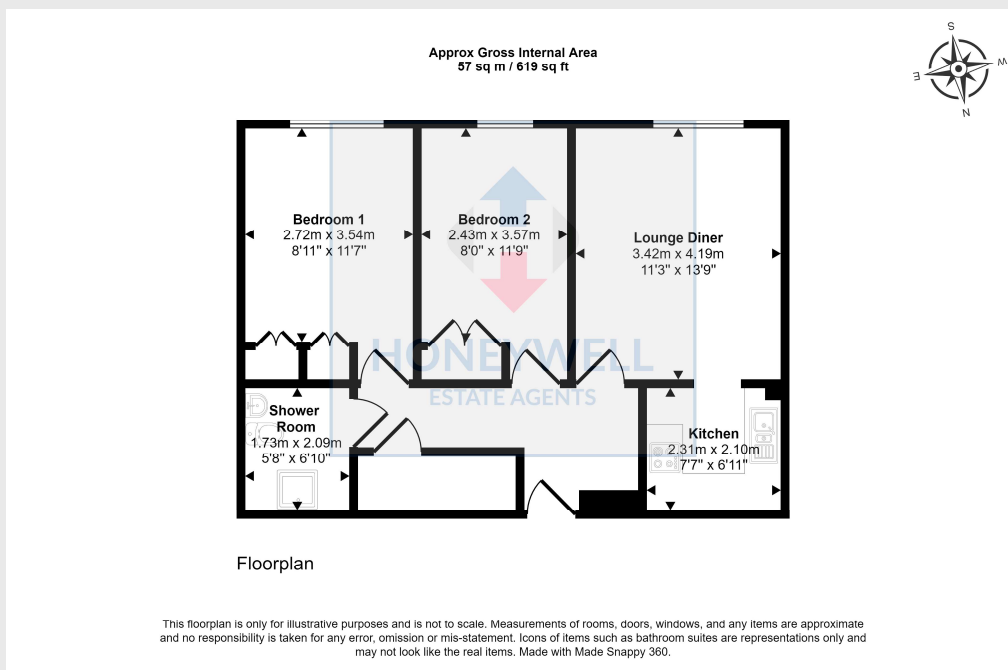
SERVICE CHARGE: There is an annual service charge payable to the management company which provides for the house manager, maintenance of communal areas, maintenance to the building and gardens, laundry, window cleaning and buildings insurance. We are informed by the vendor that the charge is £3,810 per annum.

TENURE: The property is leasehold with a ground rent of £560 per year.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





47 Well Court, Clitheroe, BB7 2AD
MJ/CJ/280224

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