

51 WELL COURT
CLITHEROE
BB7 2AD

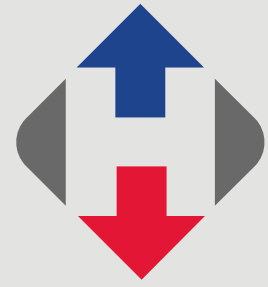
£120,000



- 2nd floor retirement apartment
- Spacious lounge with dining space
- Modern kitchen with window
- Master bedroom with wardrobe
- Attractive 3-piece shower room
- Fantastic communal facilities
- Close to the town centre
- 45 m2 (487 sq ft) approx.

honeywell.co.uk

A lovely second floor retirement apartment which occupies a corner position in the building, providing a bright space with windows on the south and west facing sides. The apartment has been modernised with an attractive kitchen with built-in appliances and granite work surfaces plus an up-to-date 3-piece shower room with a low-rise shower tray and fixed glass screen. The lounge has a tall picture window overlooking the lovely communal lawned garden and the master bedroom has a built-in wardrobe.



Well Court is situated on the edge of the town centre, near a bus stop, and the complex offers fantastic communal facilities including a resident's lounge, laundry, house manager, guest suite and surrounding gardens. Viewing is recommended.

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: Travel from our sales office down Castle Street and straight onto York Street. At the roundabout at the end of the street turn left and then almost immediately right onto Well Court car park.

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

MAIN ENTRANCE: With entry phone system and guest lounge with lift to second floor.

ENTRANCE: Into apartment into:

HALLWAY: With good-sized walk-in storage cupboard with electric light and hot water cylinder.

LOUNGE: 5.4m x 3.1m (17'8" x 10'2"); with a full height picture window with attractive west-facing outlooks overlooking the communal lawned gardens, coved cornicing, wall light points, feature electric fireplace and television point.

KITCHEN: 2.1m x 2.3m (6'11" x 7'7"); with modern fitted cream gloss wall and base units with black granite work surface, one bowl stainless steel sink unit with mixer tap with draining board carved into the granite, integrated Neff electric fan oven, 4-ring ceramic hob with stainless steel extractor over, integrated fridge and freezer, extractor fan, coved cornicing and south-facing window.

BEDROOM ONE: 3.5m x 2.7m (11'7" x 8'9"); with coved cornicing and built-in wardrobes with folding mirrored doors.

SHOWER ROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung semi-pedestal wash-hand basin with chrome taps, low rise shower tray with walk-in shower with fixed glass panel with fitted Mira electric shower, chrome heated ladder style towel rail, fully tiled walls, recessed spotlighting and extractor fan.





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

HEATING: Economy 7 storage heaters complemented by double glazed windows in PVC frames.

SERVICES: Mains water, electricity and drainage are connected.

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 £2078.36 per annum.

TENURE: The property is leasehold with a ground rent of £446.70 per year.

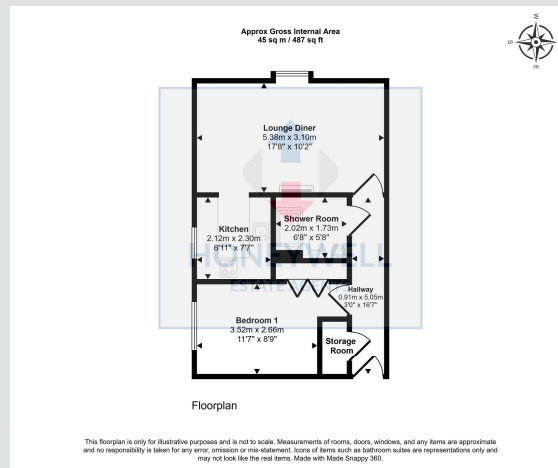
COUNCIL TAX BAND B.

VIEWING: By appointment with our office.



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