

42 WELL COURT
CLITHEROE
BB7 3HX

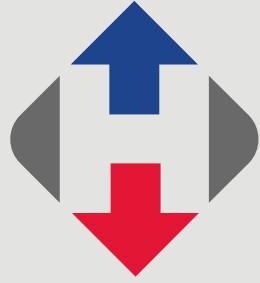
£127,950



- A well presented 2nd floor apartment
- Bright dual aspect living room
- Modern fitted kitchen
- Electric heating, UPVC DG
- Double bedroom
- Three piece shower room
- Town centre location, communal facilities
- 44 m² (476 sq ft) approx.

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Situated on the corner of Well Court with an outlook over the main entrance and towards Clitheroe Royal Grammar School this second floor retirement apartment is presented to a high standard throughout, with a modern fitted kitchen and shower room and updated electric heating. The accommodation comprises an entrance hallway with built in cupboard, living room and fitted kitchen with appliances, a three piece modern shower room with electric shower and a double bedroom with built in wardrobes.



Well Court lies a short walk from Clitheroe's town centre, it's many amenities and the bus and train station which has link to Manchester City centre.

Well Court offers excellent communal facilities including spacious lounge with kitchen off, guest bedroom, laundry room with washing machines and tumble driers. The building is surrounded by communal lawned gardens with patio areas and outside seating. The owners of each apartment are required to pay a service charge which includes maintenance of communal areas, house manager, emergency call system, building's insurance and window cleaning.

LOCATION: From our sales office in Clitheroe travel down Castle Street and proceed straight onto York Street. Follow the road to the roundabout at the end and turn left here and then almost immediately turn right onto Well Court.

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

ENTRANCE HALLWAY: with external door intercom. Built in storage cupboards with hot water cistern, electric meters and consumer unit.

LOUNGE DINER: 5.4m x 3.0m (17'7" x 9'11"); a dual aspect room with an electric fire in a feature surround, wall mounted electric heater, television and telephone points, 2 wall light points, open to fitted kitchen



KITCHEN: 2.1m x 2.3m (7'0" x 7'5"); with a modern range of fitted base and matching wall storage cupboards with complimentary working surfaces and built in appliances including fridge, freezer and dishwasher. Electric oven, 4-ring electric hob with extractor over. Plumbed and drained for automatic washing machine, single drainer stainless steel sink unit and partially tiled walls.

BEDROOM ONE: 3.5m x 2.6m (11'6" x 8'8"); with built in wardrobes to one wall, built in cupboards and drawers. Wall mounted electric heater, low voltage lighting.





SHOWER ROOM: 2.1m x 1.7m (6'11" x 5'6"); with a three piece modern suite in white comprising a low level W.C vanity wash hand basin and walk-in shower enclosure with electric shower, heated stainless steel towel rail, fully tiled walls, low voltage lighting extractor fan.

HEATING: Electric heating throughout complemented by double glazed windows and UPVC frames throughout.

ADDITIONAL INFORMATION: Well Court offers excellent communal facilities including spacious lounge with kitchen off, guest bedroom, laundry room with washing machines and tumble driers. The building is surrounded by communal lawned gardens with patio areas and outside seating. The owners of each apartment are required to pay a service charge

SERVICE CHARGE: There is an annual service charge payable to the management company. This is approx £967.66 payable twice a year. this includes the house manager, emergency call system, maintenance of communal area and maintenance to the building and gardens, laundry and window cleaning and building's insurance.



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

SERVICES: Mains water, electricity and drainage are connected.

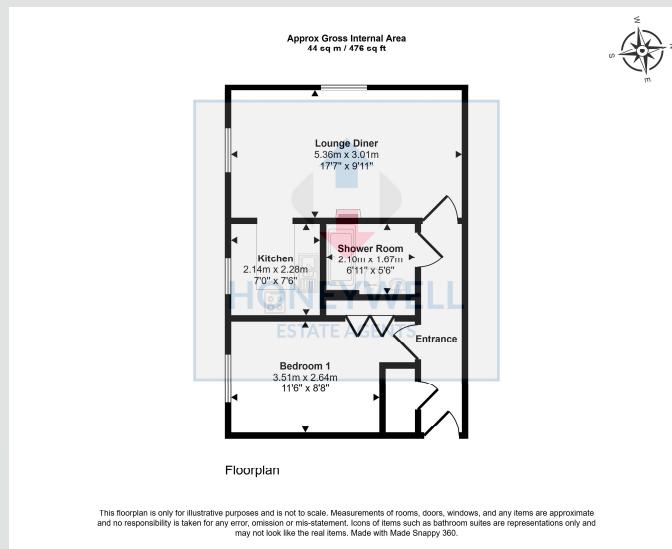
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is D.

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.





42 Well Court, Clitheroe, BB7 2AD
MJ/CE/140126

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