

42 WELL COURT
CLITHEROE
BB7 2AD

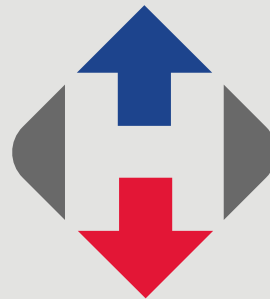
£115,000



- Beautiful 2nd floor retirement apartment
- Lounge with dual aspect
- Double bedroom with wardrobes
- Excellent communal facilities
- Fully updated & modernised
- Modern kitchen with window
- Smart 3-piece shower room
- 43 m2 (469 sq ft) approx.

honeywell.co.uk

This beautiful 2nd floor retirement apartment has been modernised throughout, offers stunning accommodation and is ready to move straight in. The apartment is one of the few which has windows on two elevations, providing a dual aspect lounge and window in the kitchen. The kitchen has been modernised and benefits from a range of integrated appliances. The modern shower room offers a large walk-in shower with fixed glass screen and fully tiled walls and the bedroom benefits from fitted furniture. The apartment has had some upgrades including a replacement consumer unit, instant hot water heater and programmable electric radiators.



Well Court offers excellent communal facilities including a lounge with kitchen facilities, guest bedroom, house manager, lift, communal gardens and laundry.

LOCATION: From our office continue straight on down Castle Street and into York Street. At the roundabout turn left and then first right into Well Court.

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

SPACIOUS HALLWAY: With large walk-in storage cupboard with electric light and shelving.

LOUNGE: 5.4m x 3.3m (17'7" x 10'10"); with aspects to front and side elevations, coved cornicing, wall light points, television point, feature fireplace housing electric fire with attractive hearth and surround. Open to:

KITCHEN: 2.3m x 2.1m (7'5" x 7'); modern range of fitted cream Shaker style wall and base units with complementary laminate working surfaces and tiled splashback, under unit lighting, single drainer sink unit with mixer tap, integrated Neff electric fan oven

with slide and hide door, 4-ring electric hob with stainless steel and curved glass extractor canopy over, integrated fridge and freezer, slimline dishwasher, washer drier, coved cornicing, recessed spotlighting, window offering outlooks towards York Street.

BEDROOM ONE: 3.5m x 2.6m (11'6" x 8'8"); with built-in wardrobe with folding mirrored doors, second fitted wardrobe and fitted storage cupboards, drawers and bedside cabinet.

SHOWER ROOM: With modern 3-piece suite comprising low suite w.c. with push button flush, wall-hung vanity wash handbasin with chrome mixer tap, storage under and vanity mirror over, shaver point and electric light. Large walk-in shower with fixed glass shower screen with fitted Mira electric shower, fully tiled walls, recessed spotlighting, coved cornicing, chrome heated ladder style towel rail and wall-mounted Dimplex electric fan heater.





OUTSIDE: The property offers excellent communal gardens which surround the building. There is visitor parking to the front. Communal services include house manager, laundry, residents' lounge, overnight guest suite, emergency pull-cord system and lift.

HEATING: Individual programmable electric radiators, electric fire and complemented by sealed unit double glazing.

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: There is an annual service charge payable to the management company. This is approx £1,473.32 per annum, payable in two installments. This includes the house manager, 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 an annual ground rent of £446.70 payable in two instalments.

COUNCIL TAX BAND B.

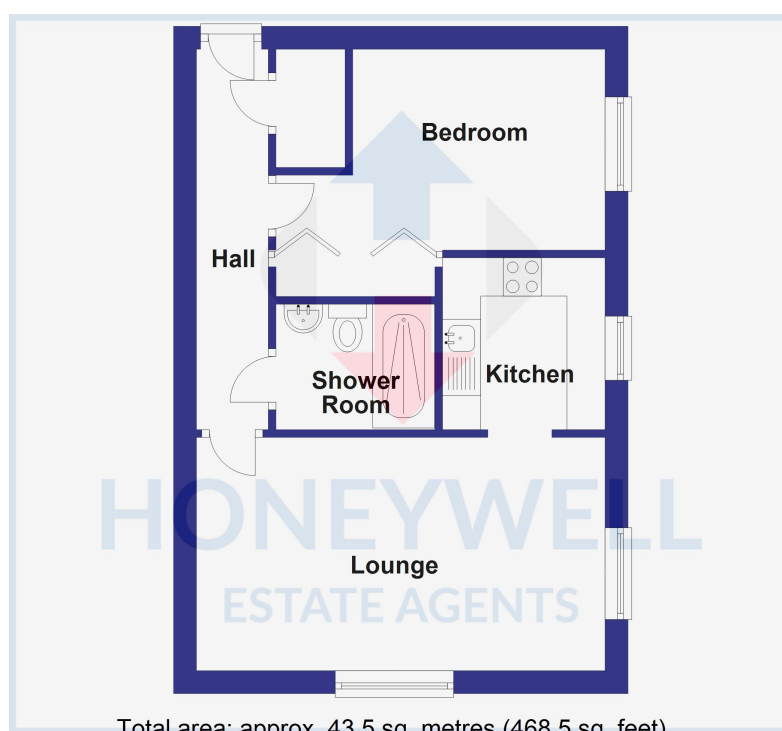
VIEWING: By appointment with our office.

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





Ground Floor



Total area: approx. 43.5 sq. metres (468.5 sq. feet)

For identification purposes only - Not to scale
Plan produced using PlanUp.

42 Well Court, Clitheroe

*42 Well Court, Clitheroe, BB7 2AD
CD/SMR/300620*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: barrowford@honeywell.co.uk



HoneywellEstateAgents



HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.