

34 WELL COURT
CLITHEROE
BB7 2AD

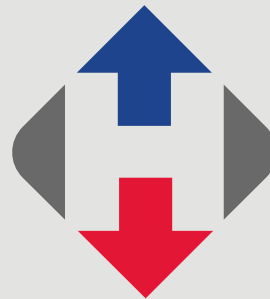
£97,500



- First floor retirement apartment
- Spacious lounge, fitted kitchen
- Bedroom with fitted furniture
- Convenient central location
- Views across the gardens
- 3-piece bathroom with shower
- Excellent communal facilities
- 45 m2 (490 sq ft) approx.

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A first floor retirement apartment situated in this popular complex with attractive views across the large lawned communal gardens. The apartment has a spacious lounge with archway leading to the fitted kitchen and the bedroom has fitted furniture and also looks out across the gardens and there is a three-piece bathroom with electric shower over the bath.



Well Court offers great communal facilities with a large lounge for visitors, guest bedroom available for a small charge, house manager, emergency call system, entry phone system, laundry and surrounding landscaped gardens. Well Court is situated on the edge of the town centre and is within walking distance of the bus terminus, train station, shops and other town centre services. Viewing is recommended.

LOCATION: To reach the property from our sales office continue along Castle Street and continue straight on into York Street. At the roundabout turn left into Well Terrace and then first right into Well Court.

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

ENTRANCE HALLWAY: With walk-in storage cupboard with shelving, water tank and electric light.

LOUNGE: 5.7m x 3.2m (18'9" x 10'7"); with coved cornicing, wall-light points, television point and attractive outlooks across the communal lawned gardens.

KITCHEN: 2.2m x 1.7m (7'3" x 5'6"); with a fitted range of laminate wall and base units with complementary worktop and tiled splashback with under unit lighting, single drainer sink unit, integrated stainless steel Neff fan oven, 4-ring ceramic hob with extractor over and space for fridge freezer.

BEDROOM: 4.3m x 2.6m (14'1" x 8'8"); with coved cornicing, wall-light points, built-in wardrobe, fitted drawers, storage cupboards, dressing table and attractive outlooks across the lawned communal gardens.

BATHROOM: With 3-piece suite comprising low suite w.c., pedestal hand wash basin with cupboards under and vanity mirror and light over, panelled bath with chrome taps and electric shower over, fully tiled walls and extractor.

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: Fitted electrical night storage heaters complemented by double glazed windows in PVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: There is an annual service charge payable to the management company. This is approx £1,147.25 payable twice a year. 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 a ground rent of £251.26 payable twice a year.

COUNCIL TAX BAND B.

HEATING: Economy 7 electric storage heaters complemented by sealed unit double glazing.

EPC: The energy efficiency rating for this property is 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.





First Floor



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

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