

55 WELL COURT
CLITHEROE
BB7 2AD

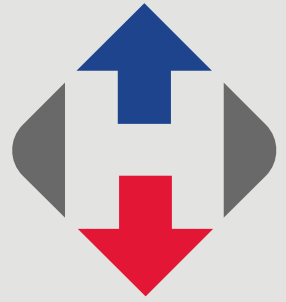
£119,950



- An immaculate 2nd floor retirement apartment
- Dual aspect living room overlooking gardens
- Dual aspect double bedroom with built-in wardrobes
- Newly-installed 3-piece shower room
- Newly-fitted kitchen with window
- Situated close to Clitheroe town centre
- Electric storage heaters & uPVC DG
- 44 m2 (470 sq ft) approx.

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An immaculate second floor retirement apartment, situated at the rear of the complex with a dual aspect living room which overlooks the rear gardens of the complex. The apartment has been modernised with a newly-fitted kitchen and three-piece shower room and is presented to a high standard throughout.



Well Court enjoys a central position in Clitheroe with the complex enjoying easy access to the towns ever growing number of amenities as well as the complex's own facilities including communal grounds, living room and laundry amongst others. Viewing is essential

Prospective purchasers must be 60 years of age or older; joint purchasers - one person should be aged 60 or over, the other 55 or over.

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

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

ENTRANCE HALLWAY: With intercom point, built-in storage cupboard with electric meter, water cylinder and shelving.

LIVING ROOM: 5.4m x 3.1m (17'7" x 10'2"); with electric fire, television and telephone points, two wall light points and dual aspect.

KITCHEN: 2.3m x 2.2m (7'5" x 7'1"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and breakfast bar, built-in electric oven, 4-ring electric hob with extractor hood over, plumbed and drained with an automatic washing machine, single drainer stainless steel sink unit, window overlooking gardens and partially-tiled walls.

BEDROOM: 4.3m max 3.6m min x 2.6m (14'3" max 11'8" min x 8'8"); dual aspect with built-in wardrobes and one wall light point.

SHOWER ROOM: With 3-piece white suite comprising low level w.c, vanity washbasin, walk-in shower cubicle with electric shower, heated stainless steel towel rail, fully-tiled walls and wall-mounted mirror with light.





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

HEATING: Fitted electric night storage heaters complemented by double glazed windows in uPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: The annual service charge payable to the management company is approx £1,473.32 this includes house manager, maintenance to communal areas, the building and gardens, laundry and window cleaning. The property is leasehold with an annual ground rent of £446.70

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.





Ground Floor



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

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MJ/ZR/190121

Selling your house?

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