



31 Ella Court, Kirk Ella HU10 7GA
Offers Over £74,000

- Over 60's development
- Well presented first floor apartment
- No forward chain
- One bedroom
- Modern kitchen
- Residents' lounge
- Communal gardens
- Lift to all floors
- Council Tax band C
- EPC: C

This stunning first floor retirement apartment is presented to the market with no forward chain! Forming part of this superb over 60's development, beautifully set in private gardens and built by McCarthy Stone.

The accommodation benefits from uPVC double glazing and electric heating, and in brief has entrance hallway with storage cupboard, spacious lounge/dining room, modern fitted kitchen with built-in oven, fitted bedroom and house bathroom.

Residents can enjoy their own independence and private living, however they could choose to join in with organised events within the development, and there is a part-time House Manager, residents' lounge, kitchen and pre-bookable guest suite for any visitors wishing to stay over. The development also enjoys a private laundry for residents, a refuge area and lovely gardens which are maintained under the maintenance agreement. Awaiting its new owners to enjoy as much as the previous owner has, viewing is a must.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

A door leads into:

ENTRANCE HALLWAY

Storage cupboard.

LOUNGE/DINING ROOM

23'6" maximum x 10'7" maximum (7.16m maximum x 3.23m maximum)

uPVC double glazed window overlooking the communal gardens, fire surround with electric fire point and TV aerial point. Double doors lead into:

KITCHEN

7'7" x 7'10" (2.31m x 2.39m)

uPVC double glazed window to the rear elevation, fitted base and wall units with work surfaces and tile splashbacks, single electric oven with electric hob and extractor, space and provision for fridge and freezer, sink unit with drainer.

BEDROOM

15'2" maximum x 9'2" maximum (4.62m maximum x 2.79m maximum)

uPVC double glazed window to the rear elevation and fitted mirrored wardrobes providing hanging and storage facilities.

BATHROOM

6'10" x 5'10" (2.08m x 1.78m)

Three piece suite comprising panelled bath with shower over and folding shower screen, wash hand basin set in vanity unit and low level w.c., fully tiled walls with border and decor tiles and feature vanity mirror with lighting.

OUTSIDE

The property benefits from the use of the attractive communal gardens with various seating areas which are great for relaxing in, and which are maintained under the maintenance agreement. There is also a residents' car park. If a parking space is available one could be allocated, otherwise you will be placed on a waiting list until a space becomes free, there currently is a waiting list so no parking is available at present.

AGENTS NOTES

This property benefits from a 24 hour emergency system and the use of a pre-bookable guest suite, laundry room with chargeable washing machines and tumble dryers. The main entrance hall has a communal lounge which holds various regular organised events, and provides a great place to sit and chat, and enjoy time with other residents.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

COUNCIL TAX

The Council Tax Band for this property is Band C.

TENURE

We believe the tenure of the property to be Leasehold on a 125 year lease which commenced in 2003. The ground rent is currently £450.00 p.a. and there is a charge of £225.57 p.c.m. to include buildings insurance, maintenance of communal gardens, lighting and service of the lift. (This will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

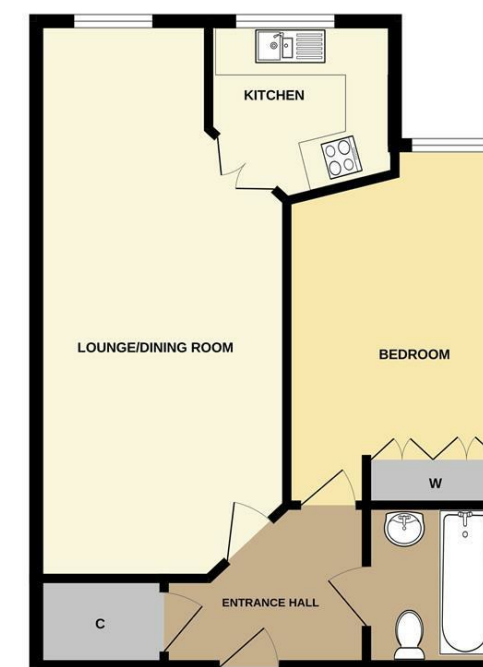
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with MyPlan 12/03

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.