





The Property Specialists

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**43 Ella Court, Kirk Ella, Hull HU10 7GA**  
**£76,950**



- Second floor apartment
- Dual aspect, with beautiful views
- Lift to all floors
- Excellent security
- No onward chain
- One fitted bedroom
- Modern kitchen with its own window
- Beautiful communal gardens
- Simply ready to move into; Viewing a must
- Council Tax Band: C; EPC Rating: C

An attractive and well-proportioned second floor retirement apartment, with southerly facing Juliet balcony. Offered to the market with no onward chain. Forming part of this superb over 60's development, this light and airy apartment is in a desirable corner location with dual-aspect windows and views of the beautiful communal gardens. The apartment has uPVC double glazing and electric heating. It comprises entrance hallway with large storage cupboard, lounge with Juliet balcony, double door opening into the kitchen with its own window and built-in appliances, fitted double bedroom, modern bathroom. Access to the apartment is by stairs or lift. The communal gardens are beautifully tended, with attractive outdoor seating areas. There is a Residents' lounge and a Residents' kitchen, a visitor's apartment which is pre-bookable, laundry room and waste disposal room. Ella Court is a popular retirement choice, with a warm community feel and an in-house Manager. The apartment has been newly decorated throughout, and is ready to move into.

LOCATION

The property is located on the second floor of this purpose-built apartment block with no neighbours immediately next to the apartment and is situated in a tucked-away position close to Willerby Square. Accessed off the eastern end of Redland Drive close to the roundabout and junction with Beverley Road the property is in an ideal position for accessing the very broad array of amenities close by.

THE PROPERTY COMPRISES

ENTRANCE HALLWAY

9' x 3'4" (2.74m x 1.02m)  
With modern composite front door with security spy hole, intercom providing remote access to the communal entrance doorway and large shelved out storage cupboard also housing the electric hot water cylinder.

LOUNGE DINING ROOM

17'1" x 10'2" (5.21m x 3.10m)  
With a light and airy feel courtesy of the dual aspect windows (uPVC French doors on Juliet style balcony and uPVC double glazed window to the side elevation). TV aerial point. Double doors with glazed inserts lead into the kitchen.

KITCHEN

7'3" x 5'8" (2.21m x 1.73m)  
With uPVC double glazed window to the side elevation. Fitted base and wall units with work surfaces and tiled splashbacks. High level single electric oven with electric hob and extractor. Stainless steel sink unit, and fitted under-counter fridge and freezer.

DOUBLE BEDROOM

13'10" x 9'0" (4.22m x 2.74m)  
With uPVC double glazed window to the rear elevation. Fitted mirror fronted wardrobes providing hanging and storage facilities.

BATHROOM

7'1" x 5'6" (2.16m x 1.68m)  
Three piece suite in white enjoying panelled bath with thermostat shower over, pedestal wash hand basin set in vanity and low level w.c. all beautifully complimented with full height tiling with intermittent decor tiling and border tiling. Extractor.

OUTSIDE

The property enjoys beautiful gardens which are maintained under the maintenance agreement and provide various seating areas with an array of shrubbery and planting and meticulously lawned gardens.

Inside the property there is a Residents' lounge and Residents' kitchen, and a pre-bookable visitor's apartment. Regular events are organised, and there is a part-time House Manager available during the week. The apartment also has a health line which new buyers can subscribe to. There is a private Residents' car park which is on an allocated basis and new buyers can be added to a waiting list via the House Manager. Within the complex there is a laundry room where there are washing machines and tumble dryers, and a refuse room.

SERVICES

Mains electricity, water and drainage 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.

TENURE

We believe the tenure of the property to be Leasehold and held on a 125 year lease from March 2003. We are advised that the current maintenance charge is £164.14 per month to include water rates and buildings insurance, and the current ground rent is £365.00 per annum (this will be confirmed by the vendor's solicitor).  
Purchasers must be of the age of 60 plus years to be able to proceed.

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



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.

43 ELLA COURT, KIRK ELLA HU10 7GA  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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