



Ella Court, Kirk Ella HU10 7GA

Welcome to

Ella Court, Kirk Ella

GUIDE PRICE £70,000 - £80,000

Lovely Apartment in Ella Court in Kirk Ella with - Private Entrance Hall, Lounge & Dining Area, Fitted Kitchen, Double Bedroom, Bathroom, Communal Gardens & Communal Parking! Book your viewing now!



Entrance Hall

With front door with spy hole, security intercom, storage cupboard and coving to the ceiling.

Lounge/Diner

16' 9" x 10' 1" (5.11m x 3.07m)

With double glazed window to the side, storage heater, coving to the ceiling and double glazed french style doors to the rear with south-facing Juliet balcony overlooking the Communal Gardens.

Kitchen

5' 6" x 7' 2" (1.68m x 2.18m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, fridge, freezer and double glazed window to the side.

Double Bedroom

8' 9" x 15' 9" (2.67m x 4.80m)

With double glazed window to the rear, storage heater, coving to the ceiling, built in wardrobe and wooden shelf/desk area and loft access.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, extractor fan, towel style radiator and coving to the ceiling.

Outside

The gardens are beautifully maintained and designed for the residents to enjoy. Communal parking is available.

Other Facilities

Manager on site, weekdays 8am - 1pm. Communal lounge and kitchen. Regular organised events. Guest suite for visitors. Laundry room.



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Welcome to

Ella Court, Kirk Ella

- GUIDE PRICE £70,000 - £80,000
- Apartment in Ella Court In Kirk Ella, very close to Willerby Square
- Over 60's Retirement Complex With No Onward Chain
- Secure Intercom Entry & Manager On Site (weekdays 8am-1pm)
- Newly Decorated - with new carpet and kitchen flooring

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000 - £80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110772 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



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