



**16 St. Johns Court**  
**Howden DN14 7BY**

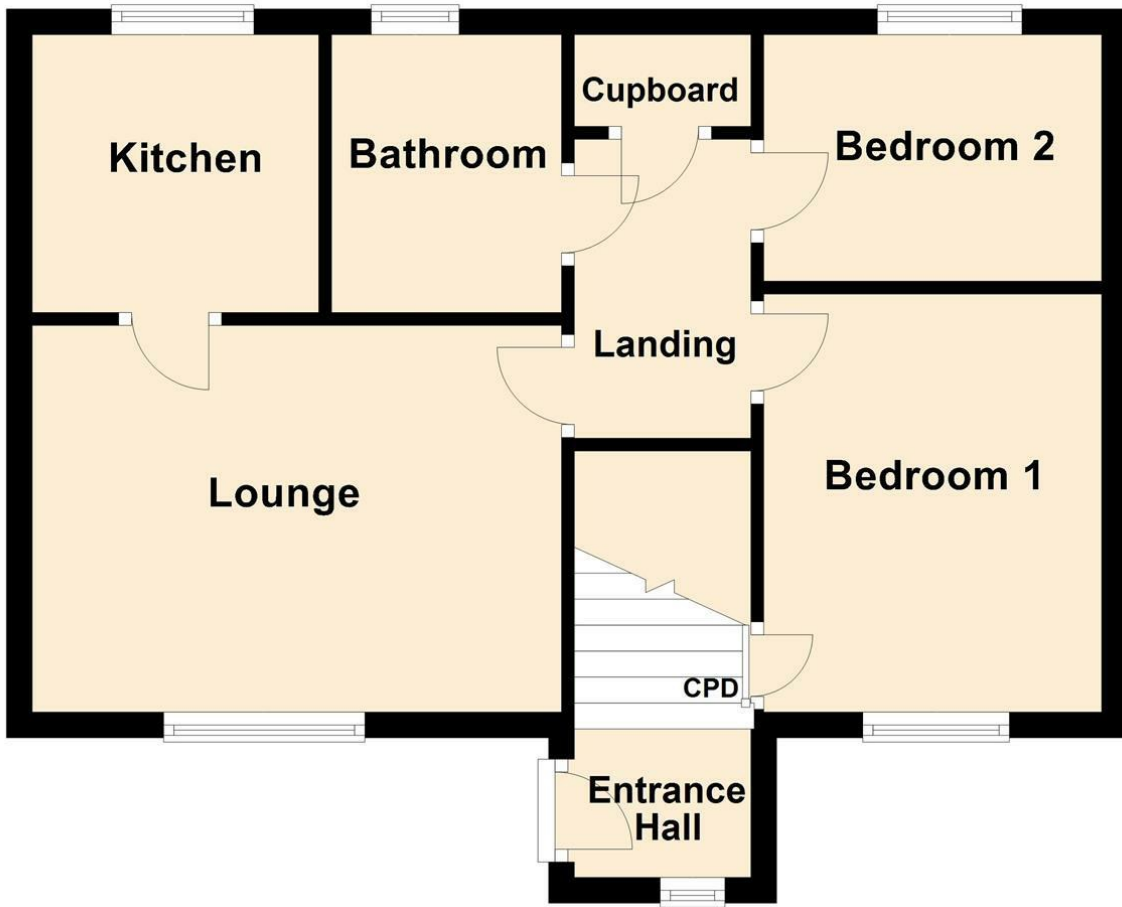
**£58,000**  
**LEASEHOLD**

An opportunity to acquire this well presented two bedroomed, first floor flat situated on the St Johns Court complex, purpose built for the over 55's. The flat is within easy walking distance of the town centre and all local amenities and access to the M62 at J37 is within 1 mile. Having the benefit of gas central heating and double glazing and briefly comprising, entrance, sitting room, kitchen, two bedrooms and a shower room. Externally there is communal gardens and a parking area for residents. NO CHAIN. LEASEHOLD. 70% EQUITY.

**EPC: C**



# First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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