



23 Well Court

Well Terrace | Clitheroe | Lancashire | BB7 2AD

MSW HEWETSONS



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Guide Price of £129,950

Particulars of sale

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This beautiful first floor retirement apartment has been modernised throughout, offering ample accommodation and is ready to move straight in. Well Court offers excellent communal facilities including a lounge with kitchen facilities, guest bedroom, house manager, lift, communal gardens and laundry.

Accommodation

Entrance Hallway

Electric night storage heating in cover, eye level power points, emergency protection system, Coved ceiling.

Store Cupboard

Large walk in store cupboard with fitted shelving, coved ceiling and electrical services.

Airing Cupboard

Hot water cylinder with fitted linen storage shelves

Sitting Room

Adam style marble fireplace with living log effect electric fireplace. Electric storage heater in cover. Two wall lights, double glazed window, fitted window blind. Eye level power points and switches. Archway through to kitchen.

Kitchen

Range of fitted base and wall units with complimentary work surfaces and splash backs, single stainless steel sink

unit with chrome mixer tap. 'Caple' four ring ceramic hob with illuminated extractor over Built in 'Caple' oven with drawers underneath. Tiled floor, spotlighting, coved ceiling.

Bedroom One

Fully fitted wardrobes and surrounding cupboards and bedside cabinets. Over bed lighting. Fitted vanity cupboard with mirror, double glazed window, electric night heater in cover, coved ceiling.

Bedroom Two

Fitted wardrobe, double glazed window, electric night heater in cover, coved ceiling.

Shower Room

Containing three piece suite comprising corner walk in shower, with 'Triton' electric fitment, wash hand basin on vanity unit, high level wc, wall mounted chrome radiator towel rail, ceramic tiled walls, extractor fan, spotlighting to ceiling.

Service Charge

The Service Charge of approximately £3000 is payable biannually in two instalments to First Port Retirement Property Services. This includes costs for management services, communal utilities, maintenance of the building, garden, communal areas & buildings insurance etc.

Ground Rent of £558.36 per annum is also payable biannually to Estates and Management Ltd (E&M)

Surface Water & Drainage annual charge of approximately £130.00 which can be paid in monthly instalments.

Services

Mains electricity meter, mains water, mains sewerage.

Tenure

Leasehold

Council Tax

Band B payable to Ribble Valley Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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