

## Well Court, Well Terrace, Clitheroe, BB7 2AD

### £110,000

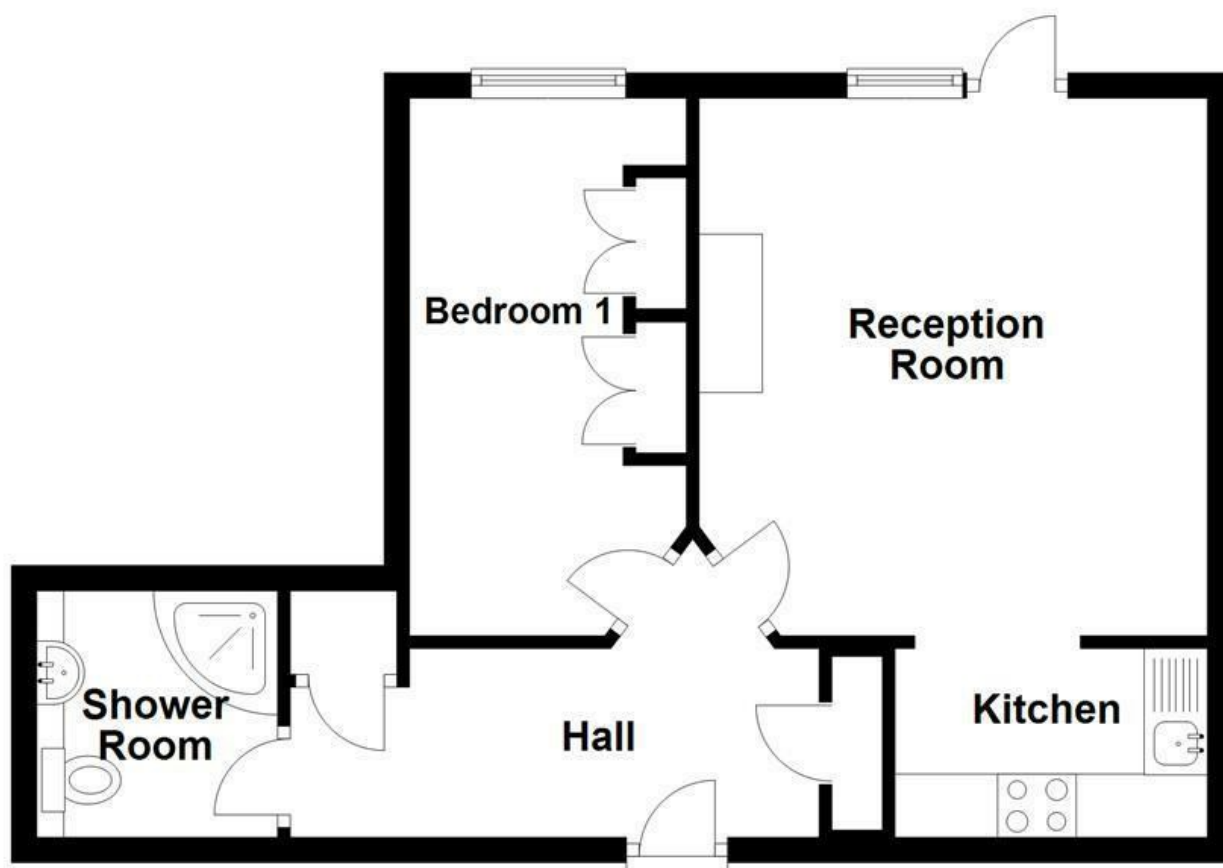
SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT

This one bedroom ground floor apartment on a highly sought after complex is being welcomed to the property market in the sought after area of Clitheroe. Boasting a double bedroom, spacious reception room with open plan kitchen, a three piece shower room and access out to the communal area. This is a rare opportunity to purchase a ground floor property for over 55's with a range of residents' facilities including residents' lounge and laundry room. There is a guest suite available on request. Situated within walking distance to local bus routes, shops and other amenities of Clitheroe town centre.

The property comprises briefly: entrance through the communal lobby to the ground floor entrance door leading to the hallway. The hallway has doors leading to a reception room, bedroom, shower room and storage/cloakroom. The reception room has open access to the fitted kitchen and a door leading out to the patio area. Externally, the property boasts an Indian stone paved patio with bedding/planting areas and parking.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

### Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Immaculate Ground Floor Apartment
- Contemporary Fitted Kitchen
- Communal Garden and Parking
- EPC Rating C
- One Bedroom
- Open Plan Living
- Tenure Leasehold
- Three Piece Shower Room
- Access to Shared Amenities
- Council Tax Band B

## Ground Floor

### Entrance Hall

14'4 x 2'7 (4.37m x 0.79m )

Hardwood front door, coving to ceiling, doors leading to storage, reception room, bedroom and airing cupboard.

### Reception Room

13'11 x 13'2 (4.24m x 4.01m)

UPVC double glazed window, electric radiator, coving to ceiling, four feature wall lights, electric fire with decorative surround, television point, open access to kitchen and UPVC double glazed door to exterior.

### Kitchen

8 x 4'11 (2.44m x 1.50m)

Coving to ceiling, two feature wall lights, mix of wall and base units, laminate worktops, integrated oven with four ring electric hob, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for fridge and wood effect flooring.

### Bedroom

13'11 x 13'2 (4.24m x 4.01m )

UPVC double glazed window, electric radiator, coving to ceiling, two feature wall lights and fitted wardrobes.

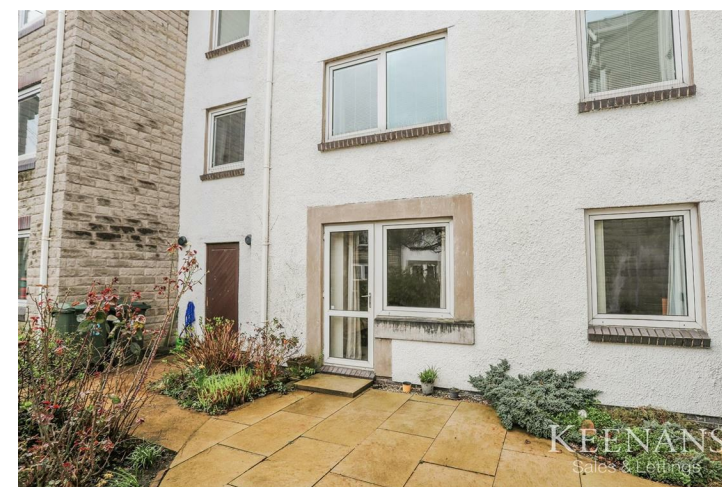
### Shower Room

6'5 x 5'7 (1.96m x 1.70m )

Electric heated towel rail, coving to ceiling, low base WC, vanity top wash basin with mixer tap, walk-in electric feed shower, fully tiled elevations and tiled flooring.

### Exterior

Access to communal area and parking.



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