

6 Wycliffe Court, Yarm

£85,000

Michael Poole
SALES · LETTINGS · AUCTIONS



6 Wycliffe Court

Yarm

Specifically aimed at buyers over 55 years of age, an attractively presented one bedroom ground floor apartment, available for sale with no onward chain and enjoying a delightful Yarm setting close to a range of local amenities.

- An Attractively Presented One Bedroom Ground Floor Apartment, Available For Sale with NO ONWARD CHAIN
- Specifically Aimed at Buyers Over 55 Years of Age
- Enjoying a Delightful Yarm Setting Close to a Range of Local Amenities
- Delightful Communal Gardens Together with a Car Parking Area
- Communal Lounge & Garden Room, 24 Hour Emergency Assistance Pull Cords & House Manager on Site
- Warmed by Electric Wall Heaters & Providing Double Glazed Windows
- Bright & Airy Lounge with Windows to the Front & Side Access Door
- Kitchen with a Good Range of Fitted Units & Built-In Oven & Hob
- Nicely Presented Double Bedroom & Impressive Redesigned Shower Room with Double Shower Enclosure

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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

Communal Secure Ground Floor Entrance

Hallway
With entrance door, electric heater, coved ceiling, built in storage cupboard and walk-in cupboard.

Lounge
15' 3" x 12' 10" (4.64m x 3.90m)
With double glazed windows to the front and double glazed door to the side. Attractive flooring, coved ceiling and wall mounted electric heater.

Kitchen
15' 3" x 6' 5" (4.64m x 1.96m)
Fitted wall and floor units incorporating an inset sink unit with mixer taps. Built in oven and hob, washing machine, tumble dryer and double glazed window.

Bedroom
12' 10" x 8' 10" (3.92m x 2.68m)
Wall mounted electric heater and double glazed window.

Shower Room
8' 8" x 5' 5" (2.65m x 1.65m)
Double shower enclosure, wash hand basin in vanity unit and low level WC. Part tiled walls, tiled floor, chrome effect heated towel rail and ceiling downlighting.

EXTERNALLY

Development
The development offers two communal lounges, garden room, communal gardens and parking area. the communal gardens are nicely maintained, with a variety of mature trees and shrubs. there are seating areas for residents and guests to enjoy, together with the garden room. Parking is available to the front of the building.





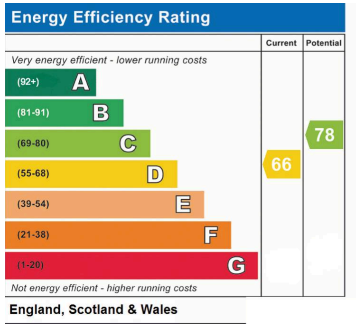


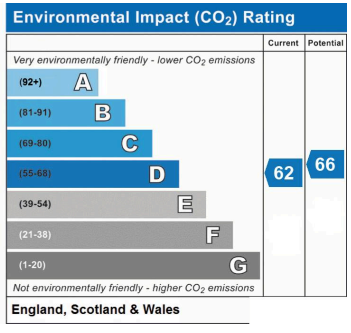
Agents Note:
Service/Maintenance Charge: £4,995.84 PA

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

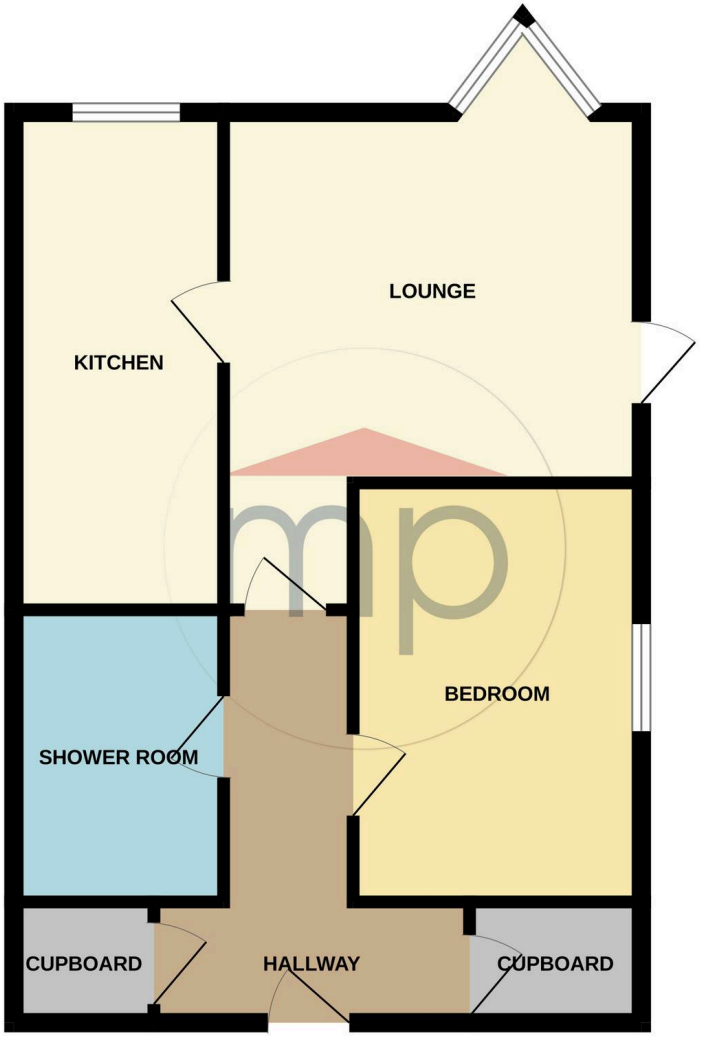








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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