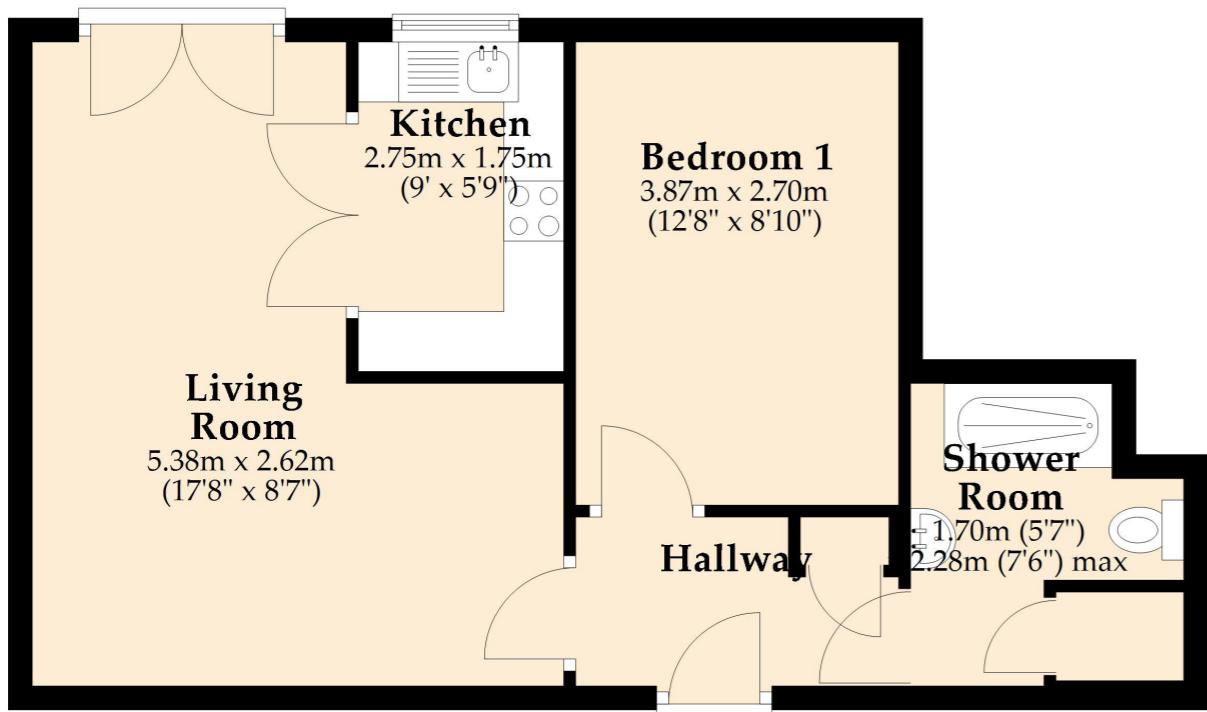


Second Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 43.6 sq. metres (469.1 sq. feet)



**Asking Price
£159,950**

**36 Goulding Court,
Beverley, HU17 9FE**



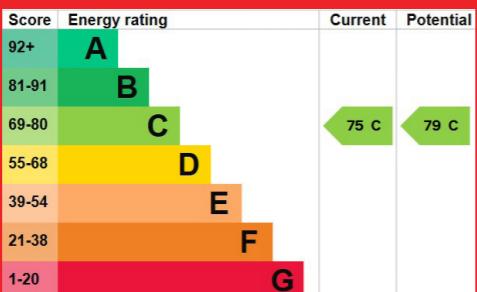
HEATING AND INSULATION
The property has electric heating and double glazing.

SERVICES
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

TENURE
The property is held under leasehold title. The current lease has approx. 103 years left to run with a current ground rent of £395 and service charge of £2,039.76. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.





36 Goulding Court, Beverley, HU17 9FE

DESCRIPTION

A well presented 1 bedroom 2nd floor flat in this always popular central Beverley apartment complex. The property features an L-shaped living room which is a great configuration for accommodating a dining table. There are south west-facing French doors on to a Juliet balcony which will be delightful on brighter days. The double bedroom has a built-in wardrobe and the shower room is fitted with a modern suite and large shower. A lovely property.

LOCATION

Goulding Court is located in Beverley town centre on the junction of New Walkergate and Morton Lane. The high brick characterful wall in front of the apartments screens it from the hustle and bustle of New Walkergate. The location offers excellent access to the town centre along with the nearby Tesco's and M&S Food which is made all the easier by the pedestrian gate in the nearby wall (only accessible by residents) which avoids the need to walk through the development.



Goulding Court is a modern warden assisted apartment complex for the over 60's. Its superb location in central Beverley along with its walled communal gardens means it is always popular. This property represents an opportunity to acquire a 2nd floor apartment on the south west side looking towards the town centre. While it overlooks the hustle and bustle of New Walkergate, the 2nd floor position mitigates the impact. The internal accommodation itself will appeal to many given the L-shaped reception room which makes it easier to have both dining and sitting areas. The property is in good condition and the shower room is modern with a spacious walk-in shower enclosure. Goulding Court is restricted to over 60's though co-habitees down to 55 can occupy as well. There is a popular communal lounge and attractive grounds. The property is double glazed and has electric heating. It briefly comprises: an Entrance Hall, L-shaped Living Room, fitted Kitchen with electric oven and hob, a Double Bedroom with a built in wardrobe and a Shower Room with a good-sized enclosure. Communal facilities include a lounge, laundry room (nominal charge), gardens and parking.

A really lovely property offered with no forward chain and an early viewing is highly recommended.

ACCOMMODATION

Entrance Hall - Built-in cupboard.

Living Room - L-shaped with south west-facing French doors opening on to a Juliet balcony. Double doors to...

Kitchen - a range of base and wall mounted units incorporating an electric oven and hob. Sink and single drainer and window.

Bedroom - a double bedroom with a window and built-in wardrobe.

Shower Room - a modern three piece suite in white comprising a large walk-in shower, low flush WC and pedestal wash-hand basin. Extensive tiling and large built-in cupboard housing a hot water tank.

Communal Facilities - the development provides a communal lounge and kitchen as well as a laundry room (charges apply). There are attractively maintained largely lawned communal gardens and an area for residents' parking. There is a house manager who runs the development on a day to day basis. The apartments contain alarm pull-cords that connect to a remotely operated emergency call system.

Occupation - the property can only be occupied by over 60's though the co-habitee of a qualifying occupant can be aged over 55.