

21 WELL COURT  
CLITHEROE  
BB7 2AD

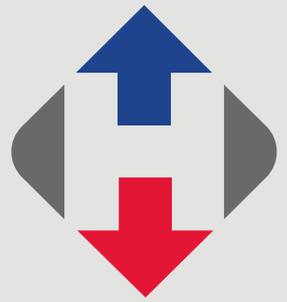
£115,000



- Stunning 1<sup>st</sup> floor apartment
- Immaculate modern fitted kitchen
- Superb 3-piece shower room
- Dble bedroom with built-in wardrobes
- Living room overlooking gardens
- Convenient for Clitheroe town centre
- Electric heating, UPVC dble glazing
- 40 m2 (427 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated a short walk from Clitheroe town centre and the town's many amenities, this first floor retirement apartment is presented to a superb standard throughout with a stunning fitted kitchen and an immaculate 3-piece shower room.



The property is positioned on the east side of Well Court with the living room overlooking the gardens and the double bedroom benefitting from built-in wardrobes.

**Prospective purchasers must be 60 years of age or older, or if a couple, one person must be 60 or older and the other must be 55 or older.**

**LOCATION:** From our sales office travel down Castle Street, straight onto York Street before turning left at the roundabout and then immediately right onto Well Court.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With external door, intercom point, built-in storage cupboard with electric meter and hot water cylinder.

**LIVING ROOM:** 3.3m x 4.7m (10'9" x 15'5"); with television point, telephone point and fitted electric night storage heater.

**FITTED KITCHEN:** 2.3m x 1.7m (7'6" x 5'5"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and built-in appliances including fridge-freezer and electric oven, 4-ring electric hob with extractor hood over, single drainer stainless steel sink unit and part-tiled walls.

**BEDROOM:** 2.7m x 3.7m (8'10" x 12'1"); with built-in wardrobes to one wall and fitted electric night storage heater.

**SHOWER ROOM:** With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin with built-in storage cupboards and a corner shower enclosure with plumbed shower, fully tiled walls, extractor fan, tiled floor and heated stainless steel towel rail.





**OUTSIDE:** The property is surrounded by communal garden areas. Allocated parking may be available on request.

**HEATING:** Fitted electrical night storage heaters complemented by double glazed windows in UPVC frames throughout.

**SERVICES:** Mains water, electricity and drainage are connected.

**EPC RATING: B**

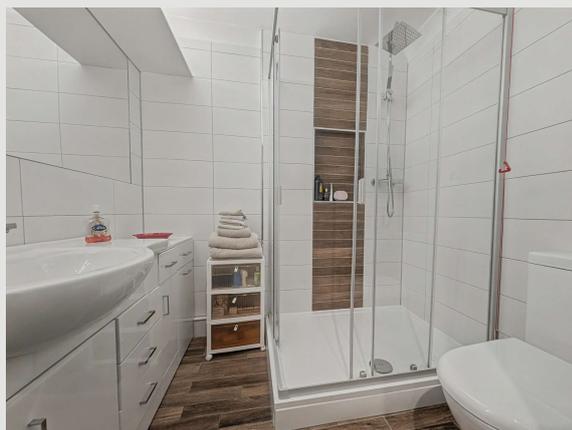
**SERVICE CHARGE:** There is an annual service charge payable to the management company which provides for the house manager, maintenance of communal areas, maintenance to the building and gardens, laundry, window cleaning and buildings insurance. We are informed by the vendor that the charge is £2,078.36 per annum.

**TENURE:** The property is leasehold with a ground rent of £446.70 per year.

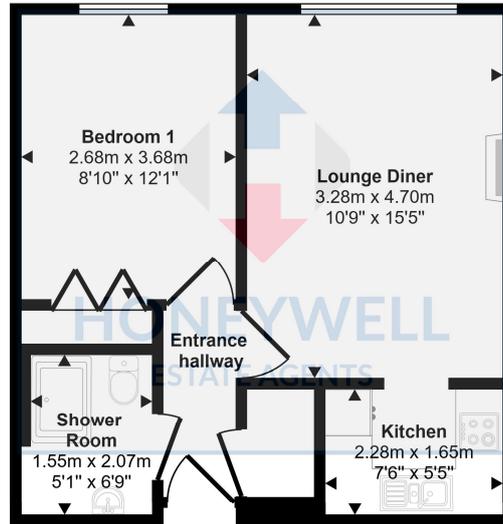
**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.



Approx Gross Internal Area  
40 sq m / 427 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

21 Well Court, Clitheroe, BB7 2AD  
MJ/CJ/300126

## Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: [houses@honeywell.co.uk](mailto:houses@honeywell.co.uk)

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: [barrowford@honeywell.co.uk](mailto:barrowford@honeywell.co.uk)

 HoneywellEstateAgents

 HoneywellAgents

[honeywell.co.uk](http://honeywell.co.uk)

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.