

23 ST MARY'S COURT
MELLOR
B2 7JE

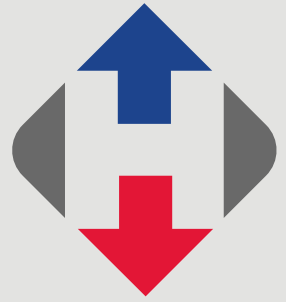
£89,950



- Ground floor retirement apartment
- Double bedroom with fitted robes
- 3-piece shower room
- Gas CH & PVC DG; 106 Agreement
- Living room & fitted kitchen
- Situated in the centre of Mellor
- Much sought-after development
- 50 m2 (530 sq ft) approx.

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Situated at the centre of this sought-after Ribble Valley village, close to village amenities, this ground floor retirement apartment offers easy maintained living accommodation.



The accommodation comprises an entrance hallway with large storage cupboard, spacious living room with square bay window, good-sized fitted kitchen, double bedroom with fitted wardrobes and a 3-piece shower room with electric shower.

St Mary's Court enjoys well kept communal gardens, a communal lounge and large car park.

LOCATION: Travelling along the A59 from Clitheroe towards BAE Systems, turn left at Bowker Ribble Valley car garage into Abbots Brow. Proceed straight on up the hill to the cross-roads. Turn right into Mellor Lane and follow the road to the centre of the village. Turn left into Church Lane and then right into St Mary's Court.

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

ENTRANCE HALLWAY: With PVC external door, built-in storage cupboard, meter cupboard.

LIVING ROOM: 4.2m x 3.2m (13'11" x 10'7"); PVC feature square bay window, electric fire in feature surround, television and telephone points.

KITCHEN: 2.9m x 2.5m (9'8" x 8'2"); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven and 4-ring

hob, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, housed Worcester central heating boiler, part-tiled walls, extractor fan,

BEDROOM: 3.3m x 2.9m (10'10" x 9'8"); with fitted wardrobes to 2 walls.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin and walk-in shower enclosure with Mira electric shower, heated stainless steel towel rail, low voltage lighting, fully tiled walls and extractor fan.

OUTSIDE: The property boasts well-maintained communal garden areas with a separate communal lounge and private car park.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames.





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

SERVICE CHARGE: A service charge of £60.16 per month is payable which includes upkeep of communal gardens, window cleaning and building's insurance.

COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is C.

106 AGREEMENT: This property is subject to a 106 Agreement. Purchasers must be aged 55 or over with strong local connections and must be pre-approved by RVBC

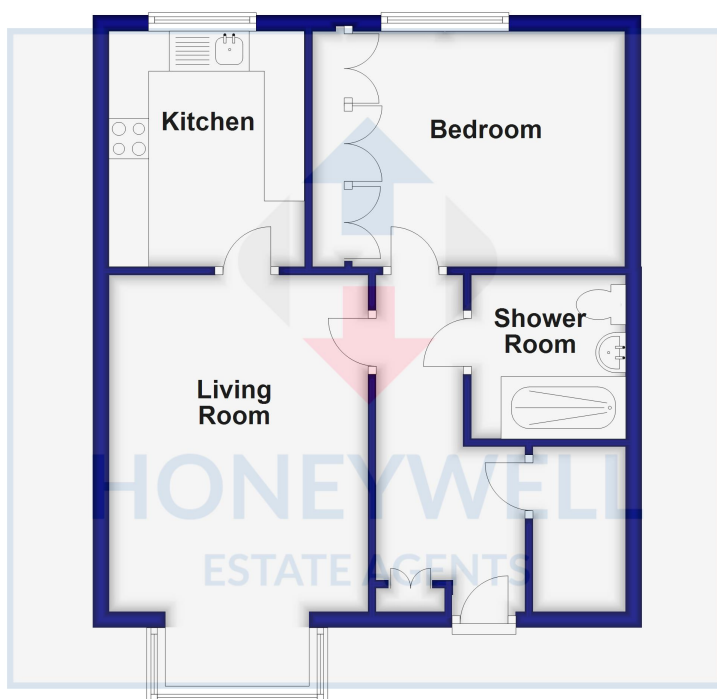
VIEWING: By appointment with our office.

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Ground Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

23 St Marys Court, Mellor

*23 St Mary's Court, Mellor, BB2 7JE
MJ/SMR/03062019*

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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