

44 WELL COURT
CLITHEROE
BB7 2AD

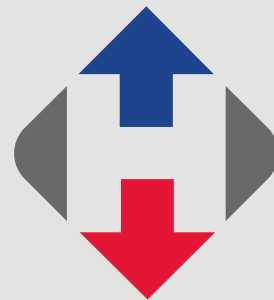
£110,000



- Top floor retirement apartment
- Living room & fitted kitchen
- Double bedroom with fitted wardrobes
- 3-piece shower room
- Convenient town centre location
- Communal facilities & gardens
- Electric heating, UPVC double glazing
- 45 m2 (481 sq ft) approx.

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Situated in a convenient spot, a short walk from Clitheroe town centre, this top floor retirement apartment comprises an entrance hallway with two storage cupboards, living area overlooking the main entrance which opens onto a kitchen area, a double bedroom with plenty of fitted storage and a 3-piece shower room with electric shower.



Well Court enjoys surrounding communal gardens and a car park (spaces subject to availability) along with a host of communal facilities including a lounge, laundry and guest room.

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: Travel from our sales office down Castle Street and straight onto York Street. At the roundabout at the end of the street turn left and then almost immediately right onto Well Court car park.

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

ENTRANCE HALLWAY: With external door, two built-in storage cupboards, one of which houses the hot water cistern, and intercom point.

LOUNGE: 4.1m x 3.6m (13'6" x 11'11"); with electric fire in a feature surround, television point, telephone point, four wall light points and open to:

KITCHEN: 2.6m x 1.7m (8'7" x 5'6"); with a range of fitted base and matching wall storage cupboards with complementary work surface, built-in electric oven (grill not currently working), 4-ring electric hob with extractor hood over, single drainer stainless steel sink unit, space for fridge-freezer and part-tiled walls.

BEDROOM: 2.5m x 4.4m (8'2" x 14'6"); with built-in wardrobes to one wall, separate built-in cupboards, overhead storage space and telephone point.

SHOWER ROOM: 3-piece suite comprising a low level w.c., vanity wash-hand basin and a walk-in shower enclosure with electric shower, vanity curtain and rail, heated towel rail and part-tiled walls.





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.

SERVICES: Mains water, electricity and drainage are connected.

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 £2,902.98 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.

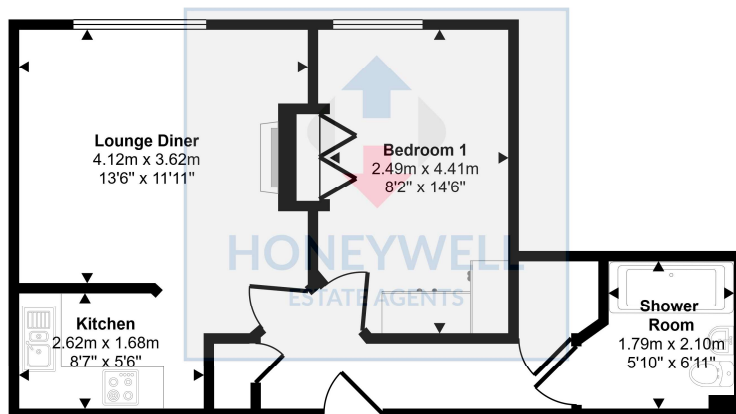
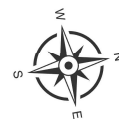


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Approx Gross Internal Area
45 sq m / 481 sq ft



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.

44 Well Court, Clitheroe, BB7 2AD
MJ/CJ/190325

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