

49 WELL COURT
CLITHEROE
BB7 2AD

£99,950



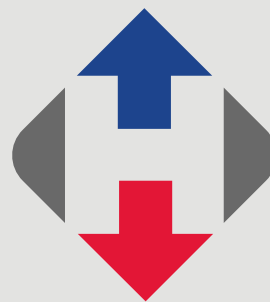
- A top floor retirement apartment
- New 3-piece shower room
- Fully refurbished to a high standard
- Electric storage heaters, PVC DG
- Newly fitted kitchen
- A host of communal facilities
- Town centre location
- 42 m² (450 sq ft) approx.

honeywell.co.uk

An excellent top floor retirement apartment fully refurbished to a superb standard throughout with a brand new high quality kitchen and shower room.

The apartment enjoys an outlook over the front of the complex towards the town centre. Further accommodation comprises a bright living room and double bedroom with fitted wardrobes.

Buyers are restricted as follows: single purchasers should be aged 60 or over; couple – one person should be aged 60 or over, the other 55 or over.



LOCATION: From our office proceed along Castle Street, passing the library clock, into York Street. At the roundabout turn left and first right into Well Court.

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

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

FIRST FLOOR:

LIVING ROOM: 4.3m max 3.7m min x 4.1m (14'3" max 12' min x 13'6"); with 4 wall-light points, television point and intercom.

NEWLY FITTED KITCHEN: 2.6m x 1.6m (8'6" x 5'4"); with a range of base and wall storage cupboards in white with contrasting working surfaces, built-in electric oven, 4-ring electric hob, built-in fridge freezer, single drainer stainless steel sink unit, tiled flooring and partially-tiled walls.

DOUBLE BEDROOM: 4.4m x 2.6m (14'4" x 8'8"); with built-in wardrobes to one wall, two wall-light points, telephone point.

BATHROOM: With 3-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with electric shower over, vanity curtain and rail. Tiled walls.





ADDITIONAL INFORMATION: Well Court offers excellent communal facilities including a spacious lounge with kitchen off, guest bedroom, laundry room with washing machines and tumble driers. The building is surrounded by communal lawned gardens. The owners of each apartment are required to pay a service charge which includes maintenance of communal areas, house manager, emergency call system, building's insurance and window cleaning. There are excellent bus links outside the apartments to Blackburn, Burnley and Preston hospitals and town centres.

HEATING: Electric night storage heaters complemented by double glazed windows in PVC frames.

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

SERVICE CHARGE: The service charge payable to the management company is approx £2,018.07 per annum. The ground rent is approx £502.52 per annum.

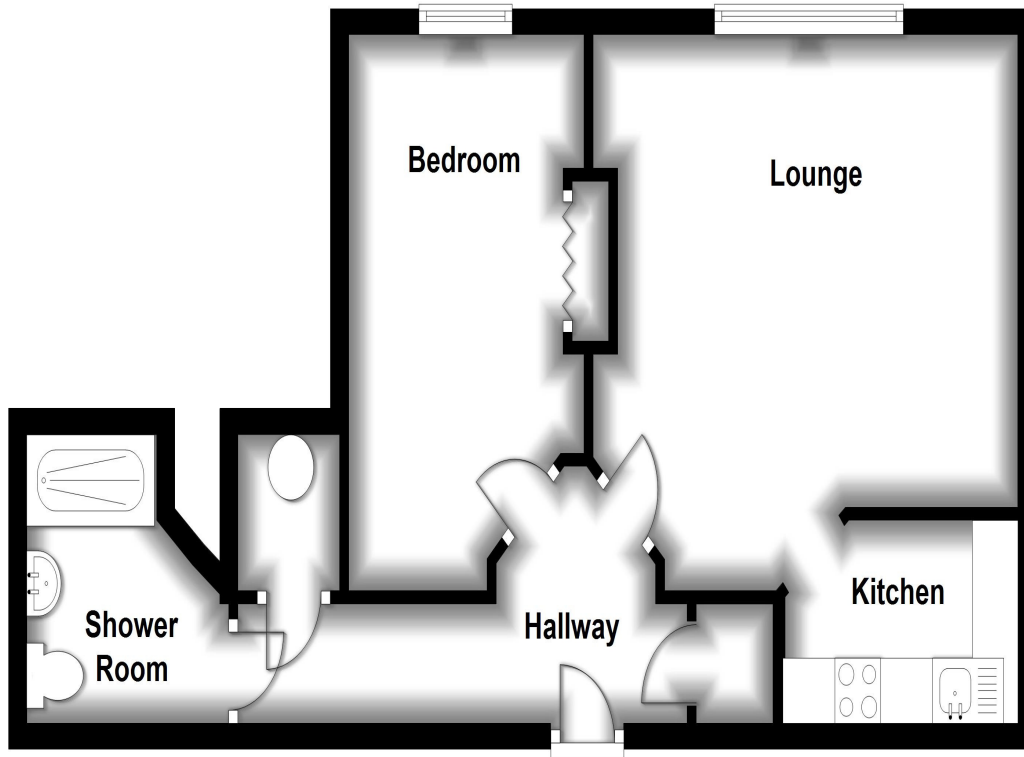
EPC: The energy efficiency rating for this property is C.

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.



Second Floor



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

49 Well Court, Clitheroe

*49 Well Court, Clitheroe BB7 2AD
ZR/MJ02082017*

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