

43 WELL COURT
CLITHEROE
BB7 2AD

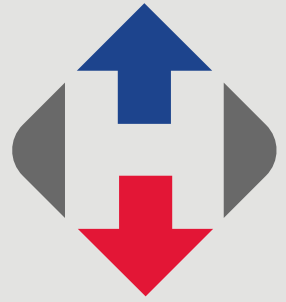
£125,000



- Second floor retirement apartment
- Modern fitted 3-pce shower room
- Situated in the centre of Clitheroe
- Electric central heating, PVC DG
- 2 double bedrooms
- Spacious living room open to kit
- A host of communal facilities
- 62 m2 (665 sq ft) approx.

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Situated a short walk away from Clitheroe town centre and its growing number of amenities this 2nd floor retirement apartment offers more space than most and is bound to be sought after with the addition of a second double bedroom. The apartment offers bright and spacious accommodation with an entrance hallway, living room with electric fire open to the kitchen, the aforementioned two double bedrooms and a recently-fitted three-piece shower room.



Well Court offers a host of communal facilities including a lounge and kitchen, laundry room, development manager and of course the gardens.

LOCATION: From our sales office travel down Castle Street and straight onto York Street. At the roundabout turn left onto Wellgate and then immediately right onto Well Court.

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

ENTRANCE HALLWAY: With external door, two built-in storage cupboards one housing hot water cylinder.

LIVING ROOM: 4.9m x 3.5m (15'11" x 11'4"); with electric fire in feature surround, two wall-light points, television point, telephone point and open to:

FITTED KITCHEN: 2.2m x 2.0m (7'4" x 6'8"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric Zanussi oven, 4-ring electric Belling hob with extractor hood over, single drainer stainless steel sink unit and tiled flooring.

BEDROOM ONE: 2.7m x 4.9m (8'11" x 16'); with built-in wardrobes to one wall.

BEDROOM TWO: 2.4m x 4.9m (7'11" x 16'); with built-in wardrobes to one wall.

SHOWER ROOM: With a modern 3-piece white suite comprising low level w.c., vanity hand wash basin and a corner shower enclosure with an electric shower, fully-tiled walls, heated stainless steel towel rail, low voltage lighting.





HEATING: Fitted electric night storage heaters complemented by double glazed windows in PVC frames throughout.

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

SERVICE CHARGE: There is an annual service charge payable to the management company. This is approx £3,059.34 per annum. This includes the development manager, maintenance of communal area and maintenance to the building and gardens, laundry and window cleaning and building's insurance.

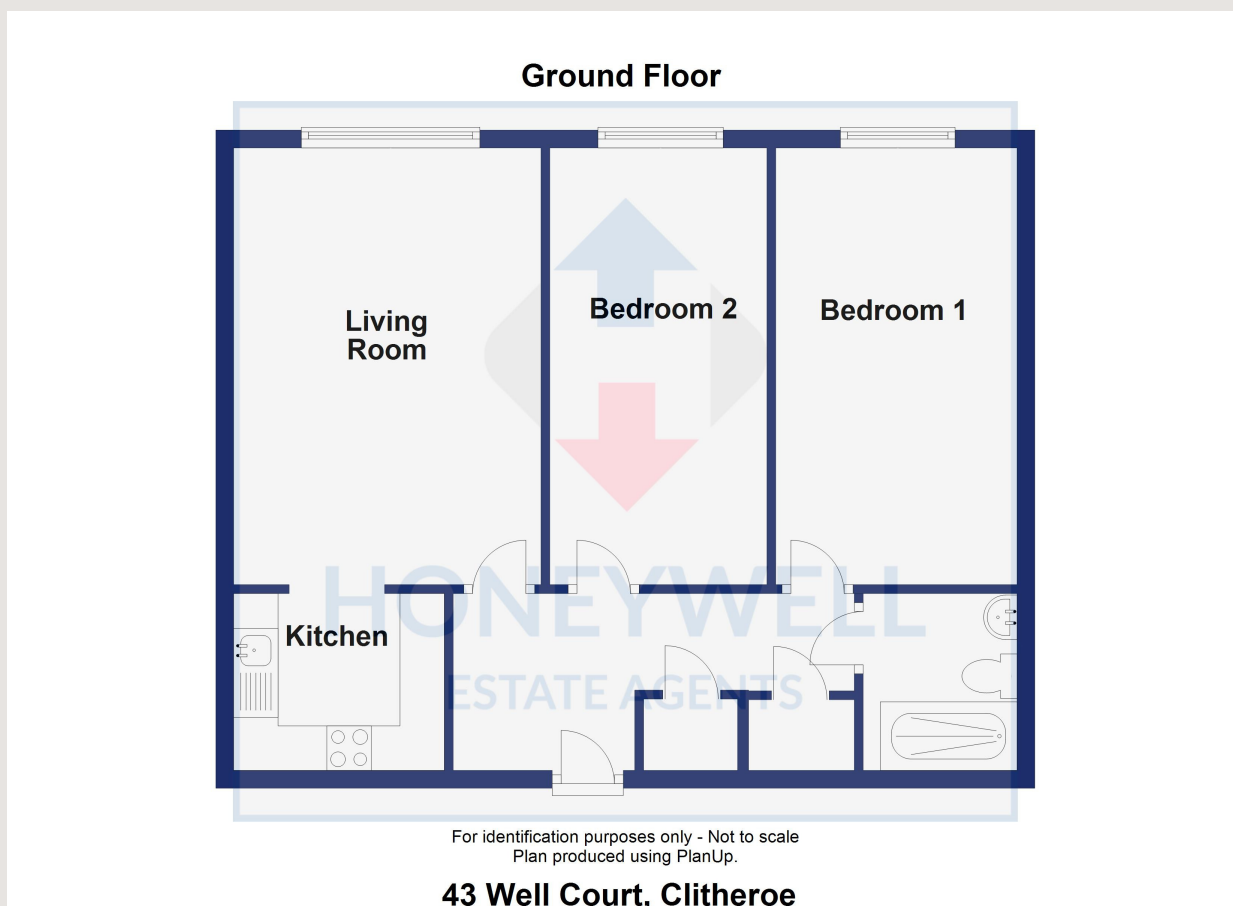
TENURE: The property is leasehold with an annual ground rent of £558.36 per annum.

COUNCIL TAX BAND 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.





*43 Well Court, Clitheroe, BB7 2AD
MJ/ZR/130820*

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