

19 WELL COURT
CLITHEROE
BB7 2AD

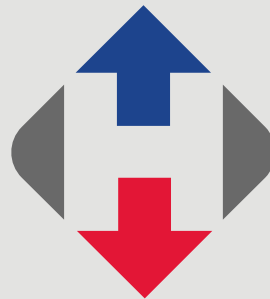
£99,950



- A well-presented 1st floor retirement apartment
- Dual aspect living room, fitted kitchen
- Recently redecorated throughout
- Electric heaters & uPVC DG
- Double bedroom, bathroom with shower
- A host of communal facilities
- Situated close to Clitheroe town centre
- 44 m² (477 sq ft) approx.

honeywell.co.uk

Situated close to the town centre, Well Court is well positioned for the towns many amenities. The development itself offers a host of communal facilities, including a spacious living room and kitchen, laundry, gardens and benefits from a house manager.



Accommodation comprises an entrance hallway, living room with dual aspect, fitted kitchen with a window out onto gardens, double bedroom and a three-piece bathroom with a shower. The apartment has been recently redecorated and offers fresh bright accommodation throughout.

Prospective purchasers must be 60 years of age or older; joint purchasers - one person should be aged 60 or over, the other 55 or over.

LOCATION: From our sales office travel down Castle Street and continue straight on at the library into York Street. At the roundabout turn left and then immediately right into Well Court.

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

ENTRANCE HALLWAY: With external door, intercom point, built-in storage cupboard housing hot water cylinder and electrics.

LIVING ROOM: 5.4m x 3.1m (17'9" x 10'2"); dual aspect room with views over the communal gardens, television and telephone points, two wall light point and open to:

FITTED KITCHEN: 2.3m x 2.2m (7'5" x 7'1"); with a range of fitted base and matching

wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with extractor hood over, single drainer stainless steel sink unit, partially-tiled walls and a view out over the gardens.

BEDROOM: 4.4m x 2.6m (14'5" x 8'8"); with three wall light points and built-in wardrobes.

BATHROOM: With 3-piece suite comprising low level w.c, pedestal wash handbasin, and a panelled bath with electric shower over, partially-tiled walls and extractor fan.





OUTSIDE: The property offers excellent communal gardens which surround the building and there is visitor parking to the front. Communal services include house manager, laundry, residents lounge and overnight guest suite, emergency pull-chord system.

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

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: The annual service charge payable to the management company is approx £1,473.32 this includes house manager, maintenance to communal areas, the building and gardens, laundry and window cleaning. The property is leasehold with an annual ground rent of £502.

COUNCIL TAX BAND B.

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.





First Floor



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

19 Well Court, Clitheroe

19 Well Court, Clitheroe, BB7 2AD
MJ/ZR/050221

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

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

 HoneywellEstateAgents

 HoneywellAgents

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.