

53 WELL COURT
CLITHEROE
BB7 2AD

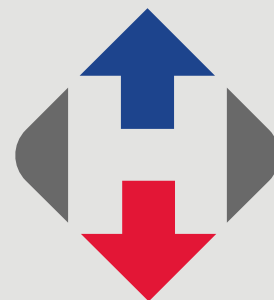
£145,000



- Second floor retirement apartment
- Fully modernised throughout
- 2 bedrooms with wardrobes
- Modern fitted kitchen
- Stunning contemporary shower rm
- Excellent communal facilities
- Close to the town centre
- 55 m2 (592 sq ft) approx.

honeywell.co.uk

An attractive second floor retirement apartment which has been beautifully modernised throughout creating a ready to move into home. The apartment has a lounge with feature fireplace and attractive outlooks across the communal lawned gardens, a modern kitchen with white shaker style units, two bedrooms, both with fitted wardrobes, and a stunning modern shower room with fully tiled walls and walk-in shower.



Well Court is conveniently situated on the edge of Clitheroe town centre and has good access to all the town's amenities. On site there is a house manager, communal lounge, surrounding gardens, laundry room and guest room. The apartment's heating and water system has been upgraded to a modern system which is complemented by PVC double glazing. Viewing is essential.

Prospective purchasers must be 60 years of age or older, or if a couple, one must be 60 or older and the other must be 55 or older.

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

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

ENTRANCE HALLWAY: With coved cornicing, loft access, entry phone and emergency call system, large walk-in storage cupboard with electric light and fitted shelving and separate airing cupboard housing modern hot water cylinder.

LOUNGE: 4.2m x 3.5m (13'11" x 11'4"); with coved cornicing, wall light points, feature fireplace with electric fire with marble hearth and inset with feature surround, modern electric heater and attractive outlooks across the communal gardens and towards St Mary's Church. Archway to:

KITCHEN: 2.2m x 2.1m (7'4" x 6'10"); a modern, recently installed white shaker style kitchen with

complementary wood effect laminate work surfaces and brick tile splashback with under-unit lighting. Integrated Neff stainless steel electric fan oven, 4-ring ceramic hob with stainless steel and curved glass extractor fan over, single drainer sink unit with mixer tap, integrated fridge-freezer and recessed spotlighting.

BEDROOM ONE: 4.2m including wardrobes x 2.8m (13'11" including wardrobes x 9'1"); with coved cornicing, wall light points, attractive outlooks across the communal gardens and fitted wardrobes with folding mirrored doors.

BEDROOM TWO: 4.2m including wardrobes x 2.4m (13'11" including wardrobes x 7'10"); with coved cornicing, wall light points, attractive outlooks and fitted wardrobes with folding mirrored doors.





SHOWER ROOM: Newly installed 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, wall-hung vanity wash-hand basin with chrome mixer tap and storage drawers below and vanity mirror with feature LED back light over, and large walk-in shower with fixed glass panel with fitted electronic Mira thermostatic power shower with fixed shower head and separate hand-held shower head. Fully tiled walls, tiled floor with underfloor heating, extractor fan, recessed spotlighting and tall chrome heated ladder style towel rail.

HEATING: Modern programmable electric heating system complemented by PVC double glazing.

SERVICES: Mains water, electricity and drainage are connected.

SERVICE CHARGE: There is an annual service charge payable to the management company of £3087.20 per year. This includes the house manager, maintenance of communal areas, maintenance to the building and gardens,

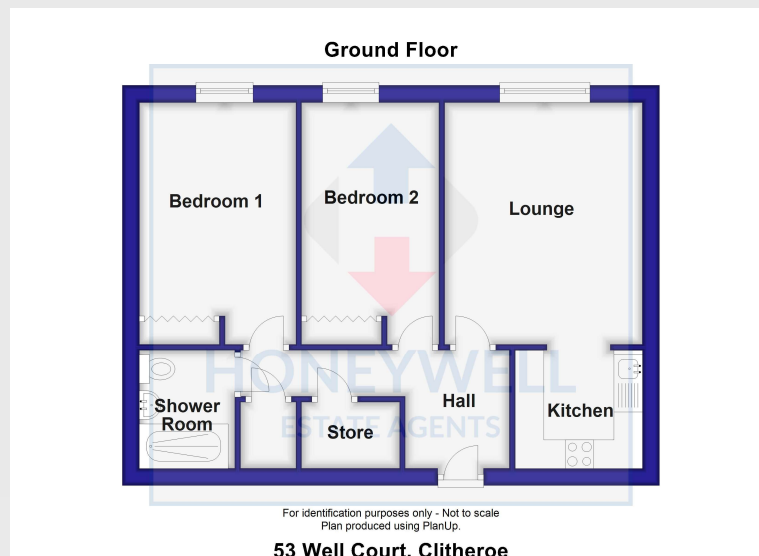
laundry, window cleaning and building's insurance.

TENURE: The property is leasehold with a ground rent of £558.36 per year.

COUNCIL TAX BAND B.

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.



*53 Well Court, Clitheroe, BB7 2AD
CD/CJ/080422*

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.