

41 WELL COURT  
CLITHEROE  
BB7 2AD

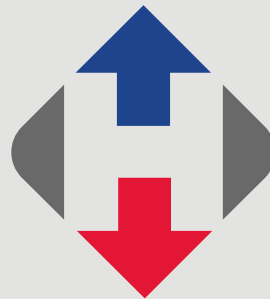
£135,000



- Spacious top floor retirement apartment
- Dual aspect living room, kitchen
- 3-piece shower room
- 2 double bedrooms
- Convenient town centre location
- Excellent communal facilities
- Electric storage heaters, UPVC DG
- 54 m2 (579 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated close to Clitheroe town centre, this top floor retirement apartment enjoys a corner position with an outlook towards the town centre and is one of the larger apartments on the Well Court development. Accommodation comprises an entrance hallway with two built-in storage cupboards, spacious dual aspect living room, separate kitchen, two double bedrooms both with fitted wardrobes and a 3-piece shower room.



The town centre and its many amenities are all a short walk away, including the bus and railway stations, shops, supermarkets, bars and restaurants. On site there is a house manager, communal lounge, surrounding gardens, laundry room and guest room.

**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 external door, intercom, 2 built-in storage cupboards housing electric meters and hot water cylinder.

**LIVING ROOM:** 4.3m x 3.5m (14'0" x 11'4"); with television point, telephone point, fitted electric night storage heater and open to:

**KITCHEN:** 2.2m x 2.0m (7'3" x 6'8"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, space for electric cooker, single drainer stainless steel sink unit, space for a fridge-freezer, tiled floor and part-tiled walls.

**BEDROOM ONE:** 3.7m max x 2.7m (12'2" max x 8'10"); with fitted wardrobes to one wall and

fitted electric night storage heater.

**BEDROOM TWO:** 3.7m x 2.4m (12'0" x 8'0"); with fitted wardrobes to one wall and fitted electric night storage heater.

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





**OUTSIDE:** The property is surrounded by communal garden areas. Allocated parking may be available on request.

**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:** There is an annual service charge payable to the management company of £3,087.20 per year. This includes the house manager, maintenance of communal areas, maintenance to the building and gardens, laundry, window cleaning and buildings insurance.

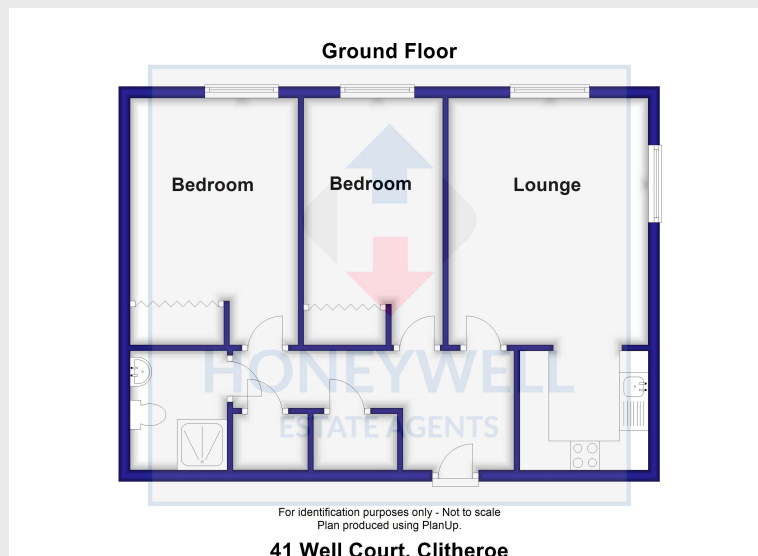
**TENURE:** The property is leasehold with a ground rent of £558.36 per year.

**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.





*41 Well Court, Clitheroe, BB7 2AD  
MJ/CJ/130422*

**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.