

25 WELL COURT  
CLITHEROE  
BB7 2AD

£145,000



- Spacious 1<sup>st</sup> floor apartment
- 2 double bedrooms
- Bright & airy living room
- Modern kitchen with appliances
- 3-piece modern shower room
- Situated close to the town centre
- Electric heating, UPVC DG
- 63 m2 (675 sq ft) approx.

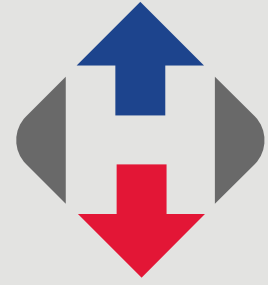
[honeywell.co.uk](http://honeywell.co.uk)

Situated a short walk from Clitheroe town centre and its amenities including shops, supermarkets, bars, restaurants, the health centre as well as the bus and train station, this two double bedroom apartment is one of the larger apartments at Well Court.

The accommodation comprises an entrance hallway with two large storage cupboards, spacious living room open to the modern fitted kitchen, two double bedrooms and a 3-piece modern shower room. The property enjoys a view over the front gardens of Well Court.

Well Court offers a host of communal facilities including a large communal lounge and coffee kitchen, laundry and gardens. There is a house manager and a 24/7 emergency response system. Private parking is also possible depending on availability.

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



**LOCATION:** From our sales office travel down Castle Street, straight onto York Street before turning left at the roundabout and then immediately right onto Well Court.

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

**ENTRANCE HALL:** With external door, intercom point, 2 built-in storage cupboards, 1 with hot water cylinder and 1 with electric meters.

**LIVING ROOM:** 3.4m x 5.3m (11'3" x 17'3"); with electric fire in feature surround, television and telephone points. Open to:

**KITCHEN:** 2.2m x 2.0m (7'3" x 6'8"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in appliances including fridge-freezer, electric oven with 4-ring electric hob with a stainless steel extractor over and dishwasher, part-tiled walls.

**BEDROOM ONE:** 2.7m x 4.7m (8'10" x 15'6"); with fitted wardrobes to 2 walls and matching chest of drawers.

**BEDROOM TWO:** 2.4m x 4.2m (8'0" x 13'10"); with built-in wardrobes.

**SHOWER ROOM:** With a modern 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and a corner shower enclosure with electric shower, heated towel rail, tiled floor, fully tiled walls, base and wall level storage cupboards and extractor fan.





**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.

**COUNCIL TAX BAND C.**

**EPC:** The energy efficiency rating of the property is B.

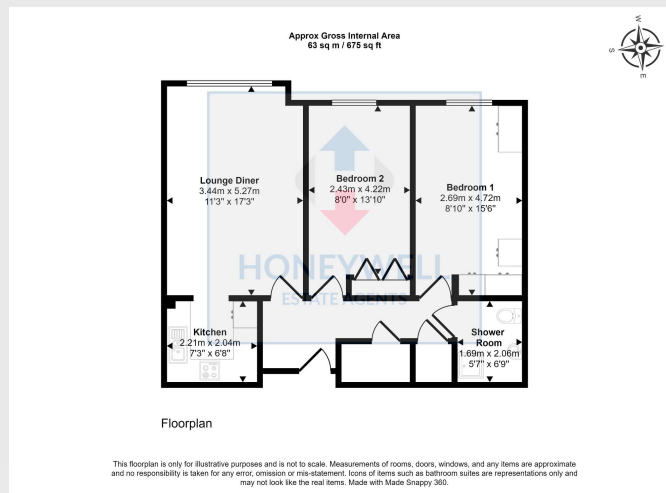
**SERVICE CHARGE:** There is a service charge payable to the management company which provides for the house manager, maintenance of communal areas, maintenance to the building and gardens, laundry, window cleaning and buildings insurance. We are informed by the vendor that the charge is £3,810.68 per annum.

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

**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.





25 Well Court, Clitheroe, BB7 2AD  
MJ/CJ/170424

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