

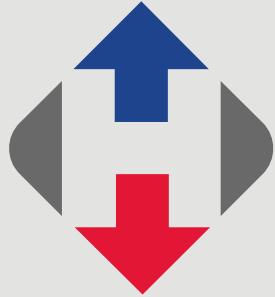
9 WELL COURT  
CLITHEROE  
BB7 2AD

£125,000



- Attractive ground floor retirement apartment
- Direct access to patio area
- Lounge and fitted kitchen
- One double bedroom
- Modern 3-piece shower room
- Fantastic communal facilities
- Close to the town centre
- 47 m<sup>2</sup> (503 sq ft) approx.

An attractive ground floor apartment which is one of only a few which benefits from a door leading from the lounge directly onto a south facing patio area at the front. This retirement apartment is part of a complex which offers excellent facilities and access to the apartment can be either through the main entrance or directly from the patio at the front. There is a hallway with walk-in store cupboard, spacious lounge, fitted kitchen with oven and hob, a double bedroom and modern 3-piece shower room.



**Well Court is situated on the edge of the town centre, near a bus stop, and the complex offers fantastic communal facilities including a resident's lounge, laundry, house manager, guest suite and surrounding gardens. Viewing is recommended.**

**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:** Well Court is situated on the edge of the town centre, near a bus stop.

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

**COMMUNAL ENTRANCE HALLWAY:** leading to front door into the apartment.

**ENTRANCE HALLWAY:** with coved cornicing, entry phone system, a large walk-in storage cupboard with fitted shelving and electric light.

**LOUNGE DINER:** 3.2m x 5.3m (10'7" x 17'4"); with coved cornicing, wall light points, television point, full high picture window and glazed door with direct access onto patio area.

**KITCHEN:** 2.6m x 1.6m (8'7" x 5'4"); with a fitted range of white gloss wall and base units with

complimentary laminate work surface and tiled splashback with under unit lighting. Siemens electric fan oven, four ring ceramic hob with extractor over. A one bowl stainless steel sink unit with mixer tap, space for undercounter fridge and freezer, tiled walls and coved cornicing.

**BEDROOM:** 4.5m x 2.6m (14'9" x 8'5"); with coved cornicing, wall light point and outlooks across the patio area.

**SHOWER ROOM:** with a 3-piece white suite comprising a low level W.C with concealed cistern and push button flush, vanity wash handbasin with chrome mixer tap with storage cupboards over and under and vanity mirror with feature spot lighting. Corner shower enclosure with fitted Mira Sport electric shower and recess spot lighting, part-tiled walls and wall-mounted Dimplex fan heater.





**OUTSIDE:** This property has direct access to a paved patio area. This can also be used as an entrance door to provide access to the apartment without using the communal hallway.

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

**HEATING:** Economy 7 storage heater and electric panel heater complemented by double glazed windows in PVC frames.

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

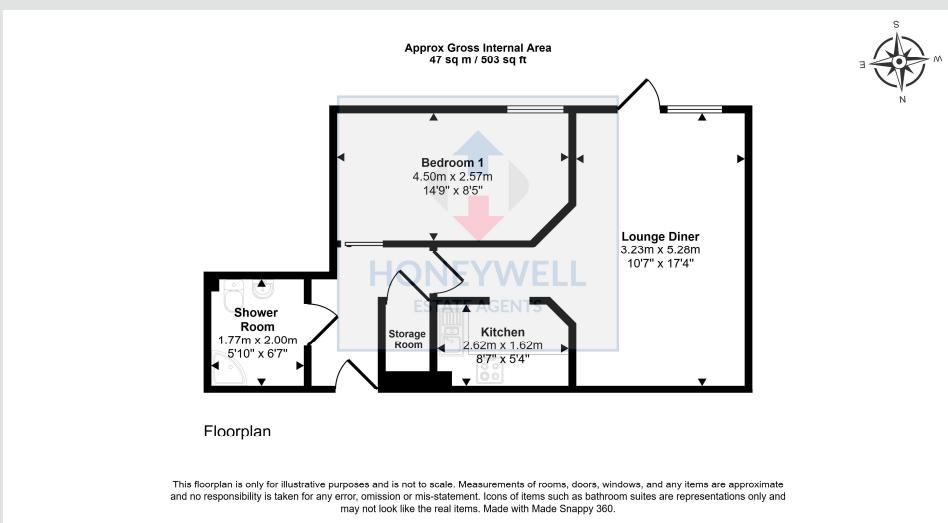
**EPC RATING:** C

**SERVICE CHARGE:** There is an annual 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 £2,078.36 per annum.

**TENURE:** The property is leasehold with a ground rent of £446.70 per year.

**COUNCIL TAX BAND B.**





9 Well Court, Clitheroe, BB7 2AD  
CD/CE/030226

## 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  
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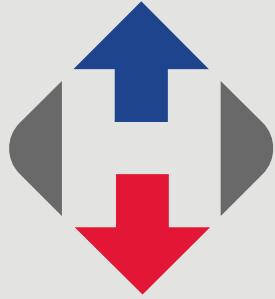
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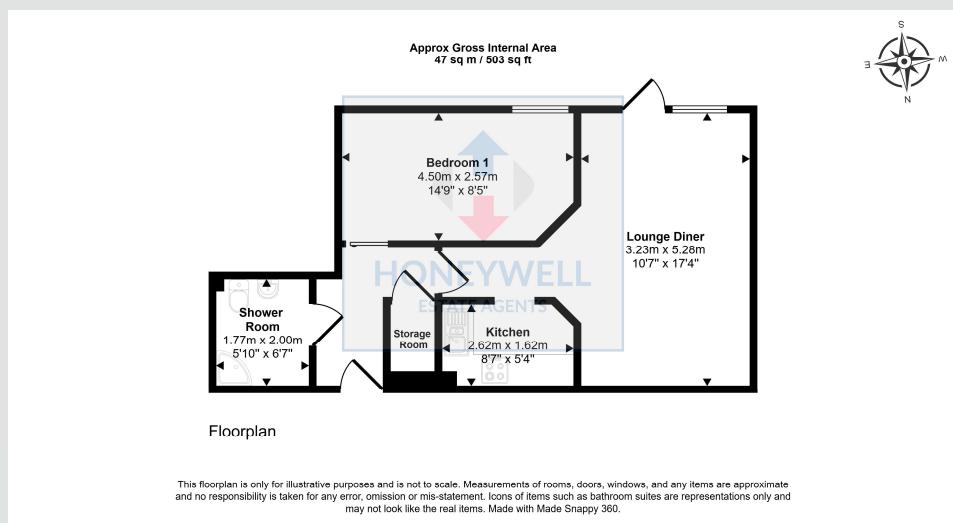
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