



QUICK&CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



2 Goulding Court, Beverley HU17 9FE
£210,000

- Ground floor 2 bed apartment
- 60 plus years
- South-West facing aspect
- Living room opening onto maintained gardens
- Modern kitchen & bathroom
- Communal facilities
- Centre of town location
- EPC: D

Occupying arguably the best position in these sought after, purpose-built retirement apartments, this fabulous property has been enjoyed since new.

With a South-West facing aspect and a door from the living room leading directly out onto a patio in the beautifully maintained gardens, the apartment has been updated over time and boasts a modern kitchen and bathroom.

Attractively presented throughout and offering the flexibility of two double bedrooms, this property makes the most of its central town location and the communal facilities within Goulding Court.

LOCATION

Goulding Court is located at the entry to Morton Lane and lies within a stone's throw of the town centre. The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Modern composite front door and two large storage cupboards.

LIVING/DINING ROOM

16'7" x 11'2" (5.05m x 3.40m)

A well proportioned room having a dual aspect with windows to both the West and South elevations of the property. The focal point of the room is a carved stone fireplace housing an electric fire and a door on the Southern aspect leads directly out onto the patio area in the beautifully maintained gardens.

KITCHEN

8'11" x 5'8" (2.72m x 1.73m)

A modern kitchen offering a generous range of wall and base storage units with cream fronts, butcher's block laminate work surfaces and matching upstands, four ring ceramic hob, integrated oven, fridge and freezer, stainless steel splashback behind hob with extractor over, circular sink and drainer, window to the side aspect and double doors opening into the living/dining room.

BEDROOM 1

9'1" x 13'5" to wardrobes (2.79m x 4.11m to wardrobes)

A dual aspect room having built-in wardrobes with sliding mirrored fronts.

BEDROOM 2

13'6" x 8'6" (4.11m x 2.59m)

A double bedroom with space for wardrobes and window to the rear elevation.

BATHROOM

A modern bathroom comprising low level w.c., shower enclosure, vanity unit with counter top hand wash basin and tiled splashbacks.

OUTSIDE

Immediately adjacent to the living/dining room is a flagged patio area which enjoys a Southerly aspect.

COMMUNAL FACILITIES

The property enjoys communal usage of the lounge, residents' kitchen and laundry room. The laundry room can be pre-booked for a nominal cost of £2 per wash. This can be booked in advance on a booking system. There is also a full time House Manager who resides within the development.

The development itself has beautifully maintained communal gardens which enjoy being predominantly laid to lawn with an array of shrubbery and plants. There is also outside car parking for residents.

There is accommodation that can be booked for a small charge for visiting family and friends.

AGENT'S NOTE

Please note that there is a qualification requirement that the main occupier must be at least 60 years of age. A co-habitee can be 55 years and over.

SERVICES

Mains water, drainage and electric are available or connected to the property.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We understand from the current vendors that the property is leasehold, held on a 125 year lease from 1st April 2004.

There are maintenance charge of £245 per month (which will include electricity to communal areas and maintenance, decorating and upkeep of the communal areas of the building, buildings insurance and car park and gardening maintenance).

Ground rent of approximately £460 per annum which is paid directly to the freeholders.

COUNCIL TAX

The Council Tax Band for this property is Band D.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally

based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items may be approximate, subject to error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their present efficiency can be given.
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