Quick & Clarke
PROPERTY SPECIALISTS

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31 Goulding Court, Beverley HU17 9FE

£169,950

Beverley | Cottingham | Hornsea | Willerby

- Purpose built apartment
- Second floor location
- Lift and stairs access
- Bedroom plus study
- Modern kitchen and bathroom
- Close to town centre
- Adjacent to Tesco supermarket
- Communal facilities
- Communal gardens and parking
- Council Tax Band C. EPC Rating: C.

A really well designed purpose built second floor apartment, offering one bedroomed accommodation but having the benefit of an additional study room. Its location very close to Beverley town centre and Tesco supermarket makes this superb accommodation for the over 60s.

The property is approached via a communal entrance hall with lift and staircase access, but also has a range of communal facilities including reception rooms, laundry and gardens.

LOCATION

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

GROUND FLOOR COMMUNAL ENTRANCE HALL

Staircase and lift access to:

APARTMENT - SECOND FLOOR

ENTRANCE HALL

Built-in airing cupboard housing hot water cylinder. Thermostatic electric radiator.

LIVING ROOM

16'8" x 10'2" (5.08m x 3.10m)
Ornamental fireplace with electric coal effect fire, PVCu sealed unit double glazed window and thermostatic electric radiator. French doors to:

KITCHEN

7'3" x 5'7" (2.21m x 1.70m)
Base and eye level units with roll edge worksurfaces incorporating an electric oven and hob, tiled splashbacks, single drainer sink unit, PVCu sealed unit double glazed window and electric wall heater.

BEDROOM 1

13'7" x 9'5" (4.14m x 2.87m)
Built-in mirror front wardrobes, PVCu sealed unit double glazed window and thermostatic electric radiator.

STUDY

8'10 x 4' (2.69m x 1.22m)
PVCu sealed unit double glazed window.

SHOWER ROOM

6'6" x 5'7" (1.98m x 1.70m)
Modern suite comprising shower in oversized cubicle, vanity wash basin with drawers below and low level WC. Tiled floor and walls, chrome towel radiator.

COMMUNAL AREAS

The property benefits from communal areas. There is a residents lounge with kitchen off. There is also a pre-bookable visitors' apartment for a nominal charge, further details can be provided by the house manager. There is a refuge room and a laundry room.

The communal gardens are beautifully tended and maintained under the maintenance agreement. Predominantly laid to lawn with an array of shrubbery and trees providing great outdoor space.

PARKING

There is a communal residents car park operated on a first come first served basis, spaces are not allocated.

AGE QUALIFICATION

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.

CHARGES

There is a service charge of £169.98 per month which includes buildings insurance, electricity for the communal areas, maintenance, decorating and upkeep of the communal areas of the building, car park and garden maintenance. A ground rent of £197.50.is paid every 6 months directly to the freeholders. Further details of this will be confirmed by your solicitor.

SERVICES

Mains drainage, water and electric are available or connected to the property. There is no gas connected to the property.

HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

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 the 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

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 operability or efficiency can be given.
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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.