QUICK&CLARKE
The Property Specialists

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16 Goulding Court, Beverley HU17 9FE

£150,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- First floor apartment
- No onward chain
- 19'6" living room
- Well proportioned bedroom
- Modern kitchen & bathroom
- Central Beverley location
- Convenient for amenities
- Communal gardens & residents' parking
- EPC: B
- Council Tax Band: C

A purpose-built, first floor self-contained apartment with 19'6" living room, extremely well-proportioned bedroom with fitted wardrobes and modern kitchen and bathroom fittings. Goulding Court is centrally located being only a very short walk to the centre of this historic market town and with the town's Tesco supermarket only metres away.

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

COMMUNAL ENTRANCE HALL

ENTRANCE HALL
Intercom door access unit and walk-in storage cupboard housing hot water storage tank.

LIVING ROOM
19'6" x 10'10" maximum (5.94m x 3.30m maximum)
Ornamental fireplace with electric fire, PVCu sealed unit double glazed French doors and Juliet balcony, and electric night storage heater.

KITCHEN
8' x 7'7" maximum (2.44m x 2.31m maximum)
Modern base and eye level units with roll edge work surfaces incorporating an electric oven and hob, single drainer sink unit, PVCu sealed unit double glazed window and wall mounted electric heater.

BEDROOM
19'9" x 9' narrowing to 5'1 (6.02m x 2.74m narrowing to 1.52m)
Fitted mirror front wardrobes, PVCu sealed unit double glazed window and electric night storage heater.

BATHROOM
6'10" x 5'7" (2.08m x 1.70m)
Panelled bath with shower over, vanity wash basin and low level w.c., tiled walls, electric wall heater and electric towel radiator.

OUTSIDE
Communal gardens and residents' car parking facility.

COMMUNAL AREAS
Goulding Court benefits from recently refurbished communal areas and there is a residents' lounge with kitchen off and a visitors' apartment which can be pre-booked for a nominal charge. There is a refuse room and a laundry room. A lift and stairs lead to all floors.

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

HEATING
The property benefits from an electric heating system.

DOUBLE GLAZING
The property benefits from PVCu double glazing.

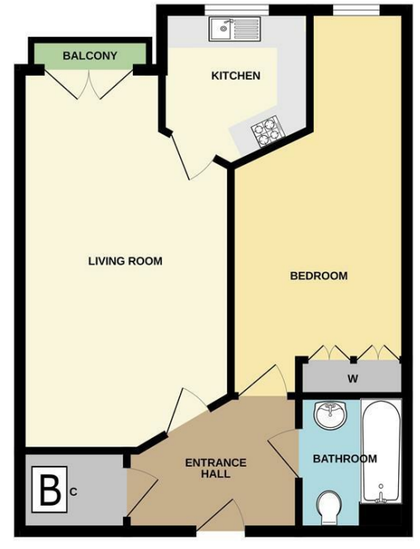
TENURE
We believe the tenure of the property to be Leasehold on a 125 year Lease from 01.04.2004. We are advised that the current service charge is £169.98 per month and the annual ground rent is £395.00. In addition, there is an annual boiler service charge of £169.98 payable to Gledhill Response (to 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



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, 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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