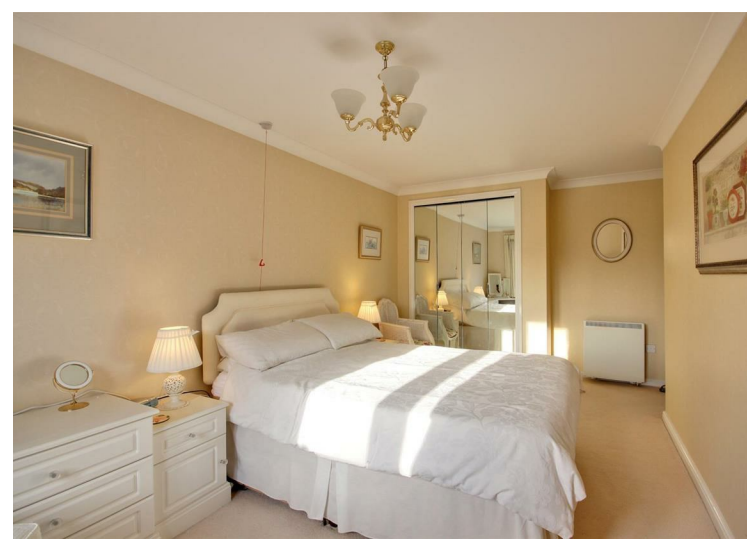




QUICK & CLARKE
The Property Specialists

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26 Goulding Court, Beverley HU17 9FE
£159,950

- Light and bright South-Westerly facing aspect
- 2nd floor apartment
- Attractively presented throughout
- Tunstall Emergency Cord System
- Views to Beverley Minster
- Communal gardens, lounge & laundry
- No onward chain
- Retirement apartment
- Town centre location
- EPC: C

A very attractive retirement apartment situated on the second floor with a superb South-West facing aspect. With windows overlooking the rooftops and views to Beverley Minster, this property has the perfect balance of a peaceful setting but with the liveliness of overlooking New Walkergate and being located adjacent to the town centre and the large Tesco Supermarket.

Light and bright and well proportioned throughout, the property is offered with no onward chain.

LOCATION

With a South-West facing aspect, the property is located on the second floor of this purpose-built apartment block and just around the corner from the lifts.

Goulding Court is located at the entry to Morton Lane and lies within a stone's throw of the town centre and adjacent to the large Tesco Supermarket.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

13'5" x 5'11" reducing to 3'6" (4.09m x 1.80m reducing to 1.07m)
Modern composite front door with spy hole, intercom access to the communal front door of Goulding Court, electric storage heater and useful, large cupboard housing the electric hot water tank and consumer unit.

OPEN PLAN LIVING/DIING ROOM

13'10" x 12'1" (4.22m x 3.68m)
A very well proportioned room with a window overlooking New Walkergate and the rooftops of Beverley and with a South-West facing aspect, electric fire set in decorative surround, space for living room and dining room furniture.

KITCHEN

7'6" x 8'7" (2.29m x 2.62m)
A compact but attractively fitted out modern kitchen with a range of wall and base storage units and contrasting work surfaces with ceramic tile splashbacks, four ring induction hob with extractor over, integrated oven, space for fridge freezer, stainless steel sink and drainer and window to the side elevation. Double glass panelled doors lead through to the living/dining room.

BEDROOM

17'7" x 8'8" (5.36m x 2.64m)
A very well proportioned room with window with a South-West facing aspect, fitted furniture including built-in wardrobe with mirrored fronts, dressing table and a multitude of drawer units and matching bedside tables.

SHOWER ROOM

7'6" x 8'7" (2.29m x 2.62m)
Modern three piece sanitary suite comprising large shower cubicle, vanity hand wash basin with storage under and low level w.c., fully tiled walls and wall mirror.

OUTSIDE

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

COMMUNAL FACILITIES

The development has the benefit of a communal lounge, residents' kitchen and laundry room where equipment can be used for a nominal charge. There is also a House Manager who is responsible for the day to day management of the development.

Accommodation for visiting family and friends can be booked for a small charge.

AGENT'S NOTE

Please note that there is a 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 an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold and that the property is held on a 125 year lease from 1st April 2004. There are maintenance charges of £170 per month (which will include electricity to communal areas and maintenance, decorating and upkeep of the communal areas of the building, buildings insurance, car park and gardening maintenance). Ground rent of approximately £394 per annum is paid directly to the freeholders. (The above to be confirmed by the vendor's Solicitor.)

COUNCIL TAX

The Council Tax Band for this property is Band C.

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.

While 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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