





The Property Specialists

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41 Goulding Court, Beverley HU17 9FE
£215,000

- Over 60's development
- Superb location
- Spacious third floor apartment with views over Beverley & towards the Minster
- No forward chain!
- Good sized lounge dining room
- Modern kitchen
- Two double bedrooms, both with fitted wardrobes
- Modern shower room
- Residents parking and communal gardens
- EPC: C. Council Tax Band D.

Enjoying a great location in the heart of town, we are delighted to present to the market this superb third floor apartment which enjoys lovely views of the Minster and is offered with no forward chain!

Forming part of this over 60's retirement development built by McCarthy Stone, the apartments have a residents' car park and is a stone's throw from local amenities. With uPVC double glazing and electric storage heaters, the apartment has the use of the lift, communal lounge with kitchen. There is also a pre bookable visitor's apartment. With entrance hallway, spacious lounge dining room with a dual aspect outlook, modern kitchen, two double bedrooms, both with fitted wardrobes, and a modern shower room.

This apartment is worthy of an early viewing.

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

PENTHOUSE APARTMENT

Situated on the third floor.

ENTRANCE HALL

A door leads into the apartment and there is a spacious storage cupboard.

LOUNGE DINING ROOM

19'6 max x 17'6 max (5.94m max x 5.33m max) (19'6 decreasing to 10'7 x 17'6 decreasing to 8'3) uPVC double glazed windows enjoying a superb dual aspect outlook, one of which is of the Minster through the trees, and the other over Beverley with a lovely chimney pot view. Electric storage heater, modern fireplace with electric flame fire and TV aerial point. Double doors lead into:

KITCHEN

8'11 x 5'8 (2.72m x 1.73m) uPVC double glazed window. Modern fitted maple base and wall cupboards with drawers, worksurfaces and tiled splashbacks, single electric oven and electric hob, space for undercounter fridge and dishwasher, and sink unit with drainer.

BEDROOM 1

16'7 max x 9'8 (5.05m max x 2.95m) uPVC double glazed window to the side elevation, modern fitted furniture comprising drawers, vanity dressing table and desk area, along with mirror fronted wardrobes.

BEDROOM 2

15'7 max x 9'5 (4.75m max x 2.87m) (15'7 to wardrobes decreasing to 11'5 x 9'5) uPVC double glazed window, modern fitted mirror fronted wardrobes provide hanging and storage facilities.

SHOWER ROOM

9'5 x 5'11 (2.87m x 1.80m) Modern three piece suite in white enjoys independent shower cubicle with thermostatic shower, wash basin in vanity unit and low level WC. Extractor and fully tiled walls with feature decor and border tiling.

COMMUNAL AREAS

The property benefits from recently refurbished 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 refuse room and a laundry room. A lift and stairs lead to all floors.

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.

CHARGES

There is a maintenance charge of £245 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. The ground rent of approximately £460 per annum is paid directly to the freeholders. Further details of this will be confirmed by your solicitor.

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.

SERVICES

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

HEATING

The property benefits from electric storage heaters.

DOUBLE GLAZING

The property benefits from uPVC 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

THIRD FLOOR PENTHOUSE



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. Made with Metropix ©2024