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

QUICK & CLARKE
The Property Specialists

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22 Ella Court, Kirk Ella, Hull HU10 7GA

£79,950

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- First floor apartment
- Over 60's development
- Southerly facing Juliet balcony in Lounge Dining Room
- Attractively presented throughout
- Fitted Bedroom
- Modern Kitchen and Shower room
- Tucked away with ease of access to Willerby Square
- Superb communal gardens and a host of resident facilities
- Lift to upper floors
- EPC Rating: C Council Tax Band: C

Offered to the market with no onward chain, an attractive and well proportioned first floor retirement apartment. This over 60's apartment enjoys splendid views over the communal gardens. With all the benefits of a well presented property there are also communal facilities that residents can choose if they wish to participate with regular arranged events.

A lift provides access to the upper floors. The apartment benefits from uPVC double glazing and electric heating and brief enjoys Entrance Hallway with storage cupboard, spacious Lounge Dining room with a dual aspect and Juliet balcony. Kitchen with built in appliances and a double fitted Bedroom and modern Shower room.

The communal gardens are beautifully tended and provide great outdoor space for residents to sit and enjoy the outdoors,

There is a carpark however a space is not included. New residents should register their requirement for a space which when one comes available can be purchased on a lease basis. Further details are available through the development house Manager.

Simply ready to key turn and enjoy living in what is one of the best retirements developments in the area, to which a viewing is an absolute must!

LOCATION
The property is located on the first floor of this purpose-built apartment block with no neighbours immediately next to the apartment and is situated in a tucked-away position close to Willerby Square. Accessed off the eastern end of Redland Drive close to the roundabout and junction with Beverley Road the property is in an ideal position for accessing the very broad array of amenities close by.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE HALL
9'0" x 3'4" (2.74m x 1.02m)
With a modern composite front door with security spy hole, intercom providing remote access to the communal entrance doorway and large shelved out storage cupboard also housing the electric hot water cylinder.

LIVING ROOM
17'10" x 9'11" (5.44m x 3.02m)
Having a light and airy feel courtesy of the dual aspect windows with French doors opening onto the Juliet balcony which has a southerly aspect. Further window to side elevation. Attractive stone fireplace houses electric fire. Double doors lead through into the kitchen.

KITCHEN
7'3" x 5'8" (2.21m x 1.73m)
A compact kitchen with a range of wall and base storage units with beech fronts, laminate work surfaces and ceramic tile splashbacks. Four ring electric hob with extractor over, integrated oven, under counter fridge and freezer. Stainless steel sink and drainer and window to the side elevation.

BEDROOM
14'0" x 9'1" (4.27m x 2.77m)
A double bedroom with window to rear elevation and built in wardrobes with mirrored fronts.

SHOWER ROOM
6'9" x 5'6" (2.06m x 1.68m)
With a three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, shower enclosure, tiled walls.

COMMUNAL FACILITIES
The communal gardens are beautifully maintained and managed under the maintenance contract. There is residents parking within the development with space for visitors.

The development itself has a host of facilities for all residents with lifts serving all floors, communal lounge and kitchen, regular organised events, pre-bookable guest suite for visitors wishing to stay over, full use of the laundry room and refuge area. There is a part-time house manager available during the week.

The communal gardens are predominantly laid to lawn with an array of shrubbery and plants, and designed to create space and privacy for residents to enjoy.

SERVICES
Mains electricity, water and drainage services 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 held on a 125 year lease from March 2003. We are advised that the current maintenance charge is £164.14 per month to include water rates and buildings insurance, and the current ground rent is £365.00 per annum (this will be confirmed by the vendor's solicitor).
Purchasers must be of the age of 60 plus years to be able to proceed.
If a buyer has existing pets, they can bring them to Ella Court but must be walked off site, permission will be required prior to completion.

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior 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 Willerby office on 01482 651155 or email willerby@qandc.net

FIRST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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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