



20 Goulding Court, Morton Lane, Beverley, East Riding of Yorkshire
Yorkshire, HU17 9FE

A first floor self contained one bedroom apartment being an integral part of this exclusive retirement development built by McCarthy and Stone. A safe and secure community environment provided here for residents aged 60 and over, with the benefit of a house manager based during day time hours to take care of the day to day running of the complex and a 24 hour care line providing added peace of mind and around the clock cover for a true comfort zone.

The accommodation is accessed through a central ground floor entrance hall with access to stairs and lift to first floor. The subject property is situated on the east side of the building with the benefit of a Juliet balcony overlooking the entrance hall, gardens and parking area. Well proportioned accommodation extents to; Entrance Hall, through Lounge Dining Room with separate dining area, fitted Kitchen, double Bedroom and Bathroom. The property benefits from uPVC double glazing, electric space and water heating, security alarm and security intercom system.

No chain involved.

£139,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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GROUND FLOOR ENTRANCE HALL

Communal area with communal rooms made available to residents including spacious sitting room, separate laundry room, fitted kitchen, cloakroom and WC along with a separate refuse room.

ENTRANCE HALL

With a secure intercom entry system to ground floor Entrance Hall with lift and stair access to first and second floors.

APARTMENT 20

ACCOMMODATION COMPRISES

FIRST FLOOR ONLY

ENTRANCE HALL

With built in cloaks storage cupboard and additional built in storage cupboard with electric distribution box, alarm control box.

THROUGH LOUNGE DINING ROOM

17x6 x 8'8
With feature fireplace surround with fitted electric fire and moulded cornice.



SEPARATE DINING AREA

8'3 x 6'6
With moulded cornice, slim line night storage heater, telephone connection point, Juliet balcony facing east with open aspect over ground floor entrance, parking and gardens.

KITCHEN

9' x 6'
With cream sink unit with mixer tap, space and plumbing for automatic washing machine, built in base cupboards and drawers with working tops, four ring electric hob with extractor hood over, space under for electric fridge, matching wall storage cupboards, Electrolux single mid height electric oven and Creda electric wall mounted room heater.



DOUBLE BEDROOM

12'10 x 8'9
With slimline night storage heater, double built in wardrobe cupboard with mirror fronted folding doors.



BATHROOM

Being fully tiled with laminate floor finish, double shower cubicle with fitted shower, low flush WC, electric wall mounted heated towel rail, vanity unit with cupboard under and built in boiler cupboard providing electric boiler providing domestic hot water.



OUTSIDE

The development comes with neatly maintained communal gardens. The gardens are laid mainly to lawn with planted beds, borders and mature trees. There is car parking available for residents and visitors.



AGENTS NOTE

- White goods including washing machine and fridge are available by separate negotiation.
- McCarthy and Stone in the creation of Goulding Court have created an environment for the over 60s, the occupancy requirement is that the main occupier of the apartment must be at least 60 years of age, a cohabitee can be 55 years plus.

TENURE :

We understand the Tenure of the property to be leasehold with vacant possession on completion. There is a yearly ground rent of £197.50 per half and a monthly service charge of £185.36 .

SERVICES :

Mains water, electricity and drainage are connected.

FIXTURES AND FITTINGS :

Various quality fixtures and fittings may be available by separate negotiation to include white goods in the kitchen.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

WEBSITES :

www.stanifords.com www.rightmove.co.uk
www.vebra.co.uk www.onthemarket.com