



2 St. Johns Court
Howden, Goole, DN14 7BE

70% Share
Price Required £55,000

Property Features

- 2 Bedrooms
- Apartment for over 55's
- Double Glazing and Gas Central Heating
- Close to Town Centre
- 70% Share

Full Description

SITUATION

2 St. Johns Court, Howden, Goole, East Yorkshire, DN14 7BE is situated with access from St. Johns Court and also overlooking St. Johns Street, close to Howden Minster and conveniently located for the towns amenities. St. Johns Court is approached from Howden marketplace by proceeding west along Bridgegate and turning right into St. Johns Street at St. Helens Square and turning right into St. Johns Court.

Howden is located approximately 25 miles west of Hull; York and Doncaster are within a 20 mile radius and the town is within approximately 1.5 miles if the M62 at Junction 37.

DESCRIPTION

This 2 bedroom ground floor flat, purpose built for the over 55's forms part of the St. Johns Court complex and has the benefit of PVCu double glazing and gas central heating and contains entrance hall, 13' lounge, kitchen, 2 bedrooms and bathroom together with car parking space, communal grass and gardens area and laundry room. All fitted carpets, curtains, window blinds and light fittings are included with the property

ACCOMMODATION

ENTRANCE PORCH

With built in storage cupboard.

ENTRANCE HALL

Having PVCu double glazed entrance door, storage cupboard and laminate floor covering.

LOUNGE 13' 4" x 10' 8" (4.06m x 3.25m)

Having PVCu double glazed window with blinds, ceiling coving, range of fitted and freestanding furniture, central heating radiator and carpeting.



KITCHEN 7' 2" x 6' 6" (2.18m x 1.98m)

Having a PVCu double glazed window with blind, range of units comprising stainless steel sink unit set in laminated working surface with cupboards and drawers under, further unit with cupboard and drawers under and matching wall units. Freestanding 'Cannon' gas cooker and 'LEC' electric fridge freezer and cushion floor covering. Vaillant gas combination central heating boiler.

MASTER BEDROOM 10' 8" x 8' 4" (3.25m x 2.54m)

measured to the back of the fitted wardrobes

PVCu double glazed window with blinds, ceiling coving, fitted and freestanding furniture, central heating radiator and carpeting.

2ND BEDROOM 8' 5" x 6' 7" (2.57m x 2.01m)

Having a PVCu double glazed window with blinds, fitted bedroom furniture, central heating radiator and laminate floor covering.

BATHROOM 6' 5" x 5' 7" (1.96m x 1.7m)

Having a PVCu double glazed window, modern white suite of shower cubicle, vanity wash basin with cupboards under and WC. Fully tiled walls and laminate floor covering.

OUTSIDE

Storage cupboard housing electric and gas meters.

Flats in this complex have a shared courtyard and garden areas. Pedestrian and vehicular access to the courtyard is from St. Johns Street. Residents also have the benefit of a shared laundry room containing washing machine and dryer.

PARKING

Private communal parking area for occupants subject to availability.

SERVICES

Mains services of water, electricity and gas and drainage are connected to the property. There is gas fired central heating to radiators served by the Vaillant gas combination central heating boiler in the kitchen.

Prospective purchasers should note that the Agents have not tested the services, appliances or specific fittings for this property and no warranty is given as to their working order.

GENERAL INFORMATION

While the Agents are instructed by the Vendors of 2 St. Johns Court, Howden, DN14 7Be with regard to its disposal on the open market it is a requirement of the Housing Association that any party interested in purchasing the property completes a simple questionnaire form designed to satisfy the condition of the Association relating to the residents occupancy of the dwelling.

St. Johns Court is a purpose built complex constructed by Northern Counties Association and now managed by the Guinness Partnership and is designed to suit the needs of the over 55's; and as the complex is part of a Housing Association Scheme residents purchase only 70% of the market value of the dwelling with the Association retaining the remaining 30%. In addition to the purchase price a monthly service charge is payable by the residents and as at September 2019 this cost stands at £87.11 per calendar month.

The property tenure is leasehold under a 99 year lease, which commenced on 1st November 1990.

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OUTGOINGS

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

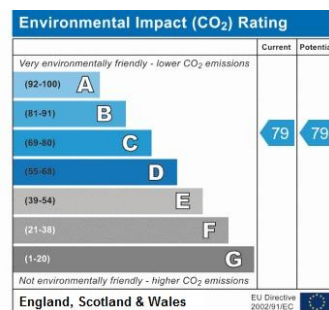
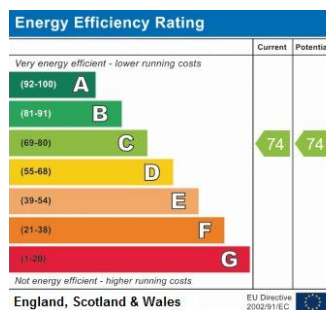
PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



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Howden,
DN14 7BL

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.