

34 Goulding Court

Morton Lane, Beverley, Yorkshire, HU17 9FE



PRICE: £170,000

Lease: 125 years from 1991

Property Description:

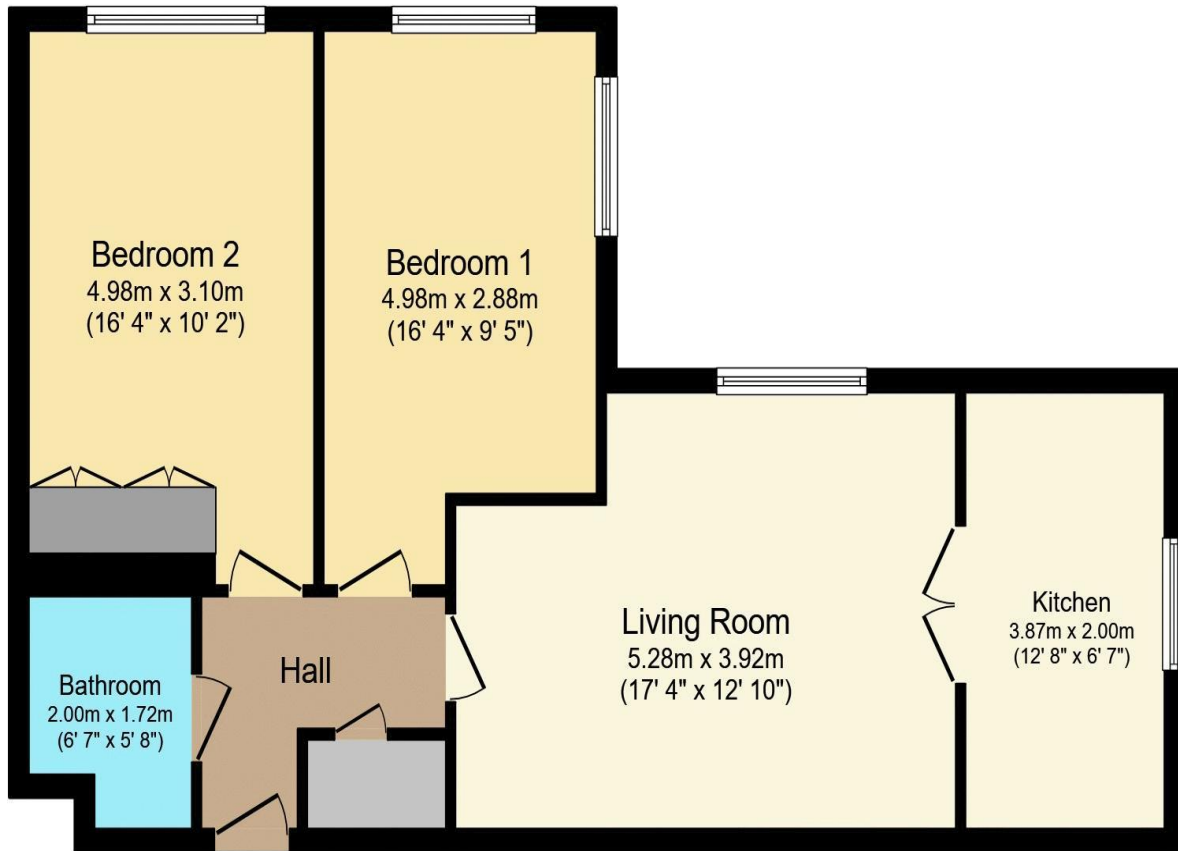
**A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR
GROUND RENT FREE**

Goulding Court is located in the historic and popular East Yorkshire town of Beverley and just 65 yards from a supermarket. Beverley's Market square is less than 300 yards from the site and the town centre includes a wide range of shops and services. A regular bus service provides easy access to Hull and the surrounding areas. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Parking
- Minimum Age 60
- Lift to all floors
- Lease: 125 years from 1991



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For Financial Year Ending:

28/02/23

Annual Ground Rent:

£0

Ground Rent Period Review:

Not Applicable

Annual Service Charge:

£TBC

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.