

## 16 Wycliffe Court

Green Lane, Yarm, Cleveland, TS15 9XD



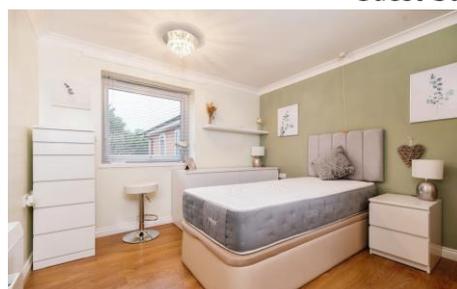
**PRICE: Offers in the Region Of £80,000**      **Lease: 125 years from 1992**

### Property Description:

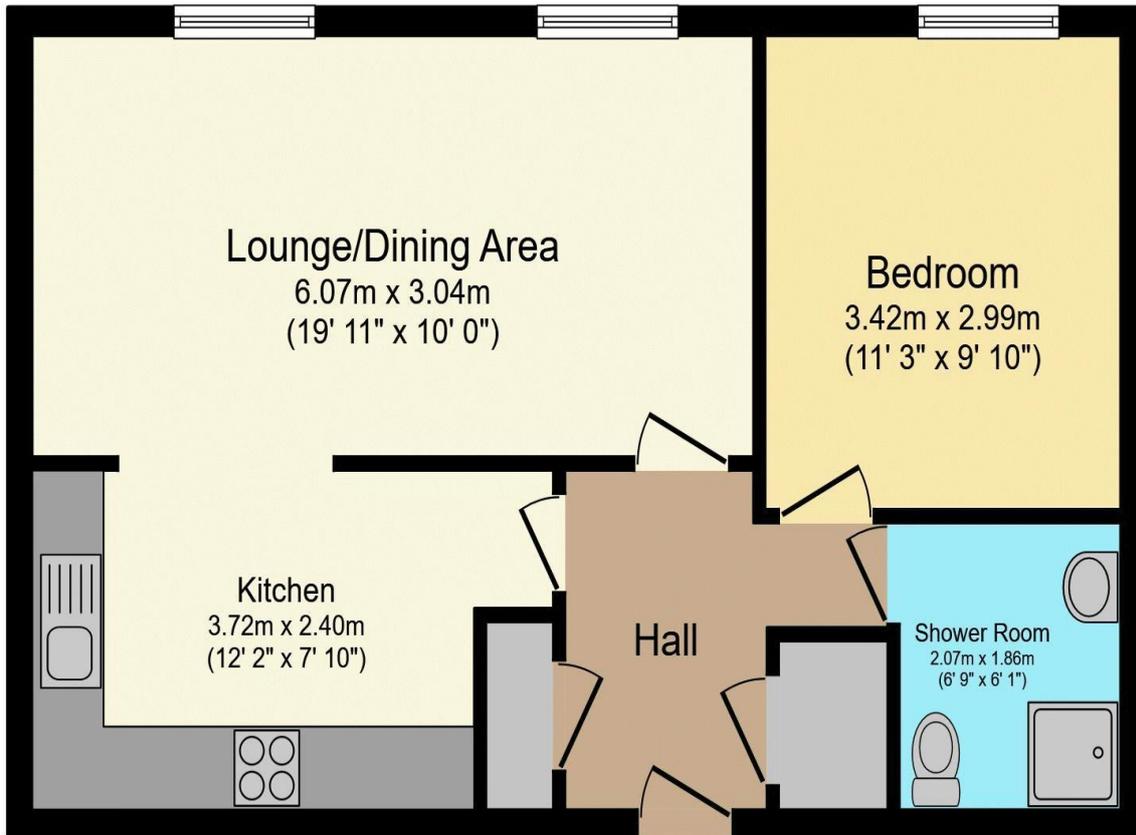
**\*\*6 Month Service Charge to be covered\*\*** A Well presented over 55's retirement apartment located on the first floor with modern fixtures and fittings throughout. The open plan layout offers a large lounge/dining room leading to a well equipped contemporary kitchen, a modern shower room, a good sized double bedroom and entrance hall with two cupboards offering plenty of storage space. The development of 20 properties has two communal lounges, a large conservatory and gardens for residents and guests to enjoy, as well as free parking. En-Suite Guest Room Available For Visitors (Subject To A Small Fee). The apartment is conveniently located within two minutes' walk of facilities including a supermarket, newsagents, dentist, pharmacy, petrol station and a public house. The beautiful market town of Yarm, with its delightful, cobbled high street, 18th Century town hall and numerous bars, good eateries and boutique shops is a pleasant 20 minute stroll away. Or there is a convenient local bus service from the nearby bus stop. Yarm's train station is a short walk away.

Communal Lounges on both the ground and first floor.  
Communal gardens to the front and rear of the development.  
Allocated Car parking  
Lease: 125 years from 1992

- Well Presented and re-decorated throughout
- Kitchen/Breakfast Room With Integrated Cooking Appliances and white gloss units.
- Spacious open plan Lounge/Dining Room.
- Manager On Site And 24 Hour Emergency Assistance Pull Cords throughout the apartment
- Guest Suite and lift to first floor.



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



Total floor area 51.2 m<sup>2</sup> (551 sq.ft.) approx

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£N/A**

**Ground Rent Period Review:**

**2040**

**Annual Service Charge:**

**£4,201.65**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer  
0.5% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Registered in England No. 3829469



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.