



29 Ella Court, Kirkella, HU10 7GA

NEW TO THE MARKET

If you are looking for a retirement development in the sought after village of Kirkella, then look no further! This delightful over 60's two bedroom first floor apartment offers great living space with beautiful communal gardens.

Book your viewing today!!

- Ready To Move Into
- Over 60s
- Two Bedroom Apartment
- Located in a Ever Popular Location of Kirkella
- On Site Manager
- 24 Hour Care Line
- EPC Rating B

£114,950

Sitting Room



Sitting room (Alternative View)



Kitchen



Bedroom Two



Bedroom One



Bedroom One (Alternative View)



Disclaimer
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer/ Prospective Tenant is advised to obtain verification from a Legal Advisor/ Surveyor/ Relevant Tradesman. Any references to the Tenure of a Property are based on information supplied by the Seller/ Landlord. The Agent has not had sight of the title documents. A Buyer/ Prospective Tenant is advised to obtain verification from a Legal Advisor. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Buyers/ Prospective Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor plans are provided to give a general indication of the layout of the property, the plan should not be relied on for any other purpose as the accuracy is not guaranteed

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		