

***BENNETTS MILL COURT,
WOODHALL SPA, LN10 6NA***



£105,000

Located close to the centre of one of Lincolnshire's most sought after villages and offered with No Forward Chain, this One Bedroom First Floor Flat would be ideal for a first time buyer or investor. Built in 2016 the apartment benefits from Electric Heating and Double Glazing and the accommodation comprises Hall, Open Plan Living Kitchen Diner, Living Room with balcony, Double Bedroom and Bathroom. There is an Allocated Parking Space and additional guest parking and viewing is highly recommended by the selling agent.

Directions:

Travelling from Sleaford on the A153, after the village of Tattershall Bridge turn left signed to Woodhall Spa into Lodge Road. Follow this to the 'T' junction and turn left on to the B1192 and as you enter Woodhall Spa take the second turning on the left into Albany Road. Follow the road and the property is located on the right hand side.

A front door provides access to the communal hall which has a lift to all floors. Once on the first floor, turn right to approach the flat.

Hall:

Having smoke alarm and storage cupboard with space and plumbing for automatic washing machine and tumble dryer.

Living & Dining Kitchen: 3.73m (12'3") narrowing to 3.07m (10'1") x 6.25m (20'6")

Kitchen Area - Having range of matching gloss wall and base units, worktop, single drainer stainless steel sink unit with monobloc tap, integrated electric oven, electric hob with extractor fan over, integrated fridge and freezer, integrated dishwasher, tiled splashbacks and spotlights.

Living Area - Having electric radiator and door leading to the balcony.

Bedroom: 2.87m (9'5") x 4.11m (13'6")

Having electric heater.

Bathroom:

Having three piece suite comprising low level w.c, pedestal hand washbasin, panelled bath with mains fed shower over, extractor fan, heated towel radiator and airing cupboard.

Outside:

There is one allocated parking space for the flat and several visitor parking spaces.

Agents Note:

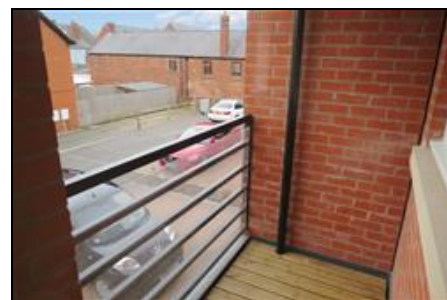
This property is leasehold and the term of the lease is 125 years from 2016. There is an annual service charge and ground rent payable totalling £910.49 for the current year.



Kitchen/Dining Area



Lounge Area



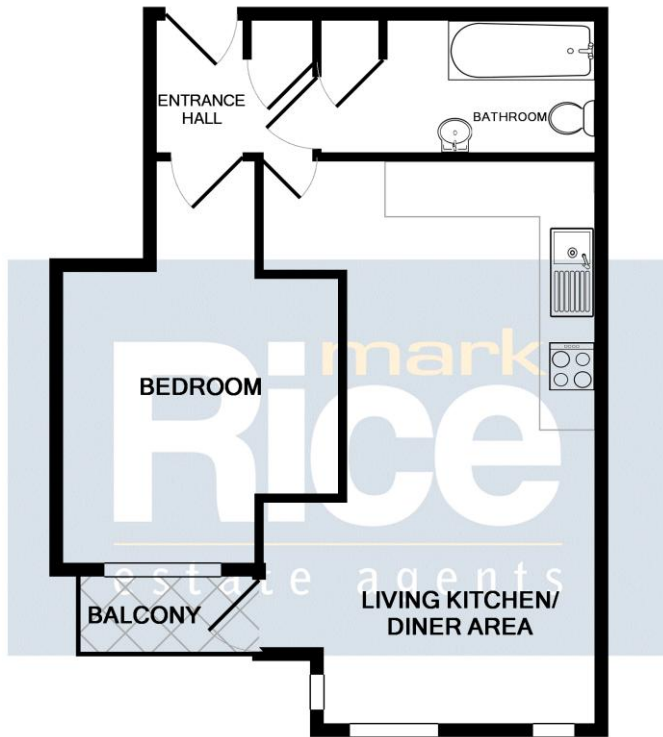
Balcony



Bedroom

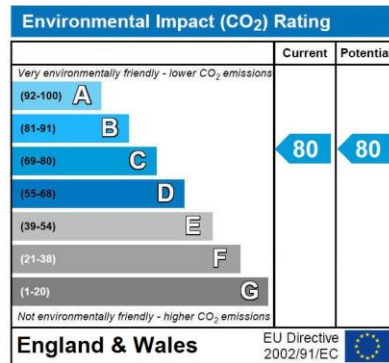
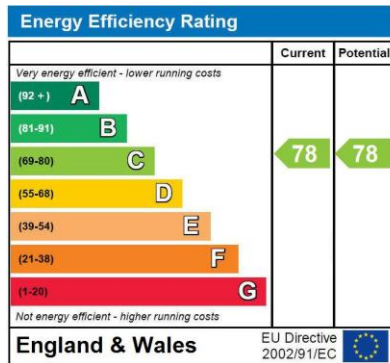


Bathroom



TOTAL APPROX. FLOOR AREA 422 SQ.FT. (39.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering
Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 1/5/18

Viewing Strictly by Appointment With Mark Rice Estate Agents

Telephone 01529 414488

A virtual tour is available to view online at www.markrice.co.uk

APPROVED BY

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DATE