



10 Gibson Court, Woodhall Spa, LN9 6WP



Leasehold

£199,000



Key Features

- Ground floor flat
- One bedroom
- Lounge & kitchen
- Shower room
- Communal lounge & gardens
- Over 60's only
- EPC rating B

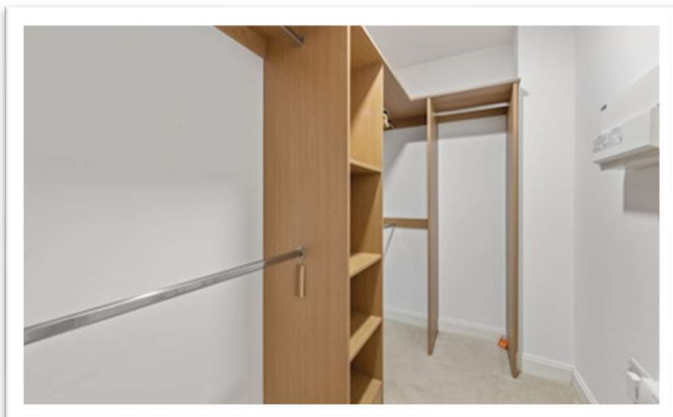




A ground floor apartment with accommodation comprising: entrance hall, lounge, fitted kitchen, bedroom with walk-in wardrobe and shower room.

Gibson Court is an exclusive gated retirement development for the over 60's, located on Tattershall Road in the historic town of Woodhall Spa within walking distance to the town centre and all its amenities.

Offering safe, secure and low maintenance retirement apartments with an on site manager, communal lounge, landscaped gardens and parking. There is also a guest suite available for visitors which can be booked for a nominal sum. Benefits include an on-site manager from 9am to 3pm, 24 hour emergency call system, intruder & fire alarms.



ACCOMMODATION

Entrance door through to the:

ENTRANCE HALL

Having smoke alarm, security entry system with intercom, cupboard with space & plumbing for automatic washing machine & tumble dryer.

LOUNGE

6.19m x 3.01m (20'4" x 9'11")

Having french doors to rear elevation & paved seating area.

KITCHEN

2.42m x 2.28m (7'11" x 7'6")

Having window to rear elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards under, cupboard over. Work surface return with inset electric hob, cupboard & drawers under, cupboards & stainless steel cooker hood over. Further work surface return with integrated electric oven & drawer under, cupboard over and tall unit to side housing integrated fridge & freezer.

BEDROOM

4.33m x 3.97m (14'2" x 13'0")

(max) Having window to rear elevation.

WALK-IN WARDROBE

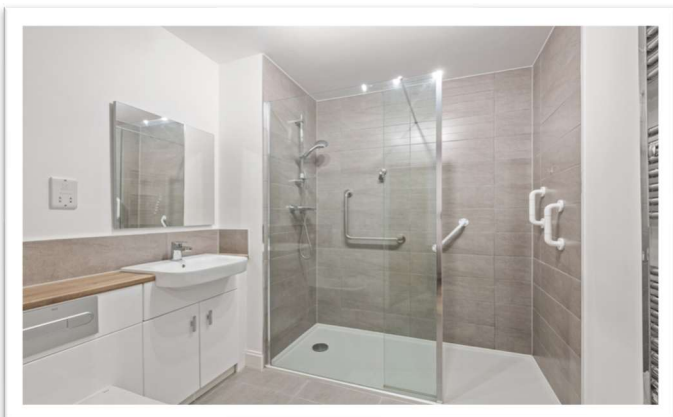
2.64m x 1.46m (8'8" x 4'10")

With hanging rail & shelving.

SHOWER ROOM

2.17m x 2.06m (7'1" x 6'10")

Having chrome heated towel rail, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under & WC with concealed cistern.



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SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric radiators and the property is double glazed. The current council tax is band A.

SERVICE CHARGE

The service charge is s £3227.19 per annum and includes:

- House manager on site from 9am to 3pm
- 24 hour emergency call system
- Upkeep of communal areas, gardens & grounds
- Repairs & maintenance to interior & exterior
- Buildings insurance

LEASE INFORMATION

Lease: 999 years from 1st June 2021

Ground rent: £495 per annum

Ground rent review: 1st June 2036

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

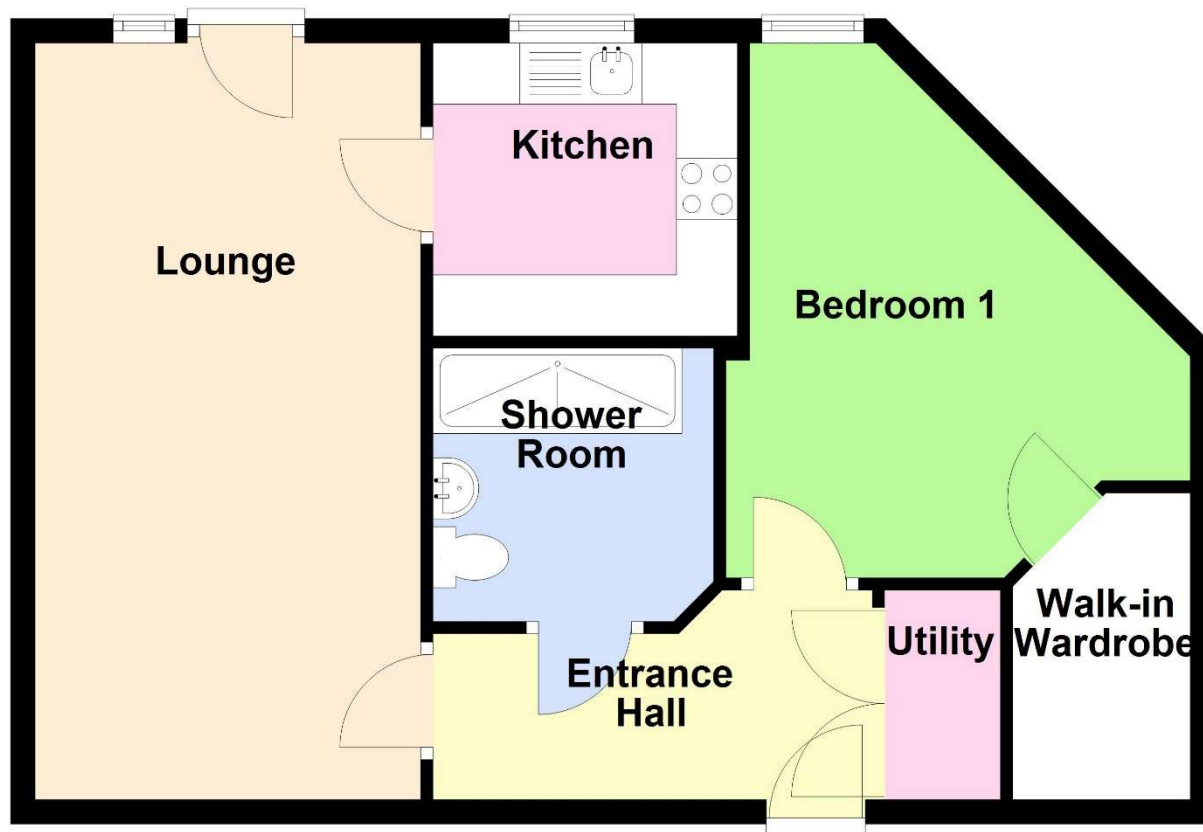
AGENT'S NOTES

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



Total area: approx. 54.9 sq. metres (591.0 sq. feet)



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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk