

A photograph of a red brick building with a large arched window and a balcony with flowers. The building is a two-story structure with a tiled roof. The ground floor features a large arched window and a glass door. The upper floor has a balcony with a black metal railing and a flower box. The building is surrounded by greenery, including bushes and a lawn. The sky is blue with some clouds.

14 Northgate Court

Louth

M A S O N S
— Celebrating 175 Years —

I4 Northgate Court

Louth
Lincolnshire LN11 0LZ



Constructed in 1983 by a reputable local building firm, this purpose-built ground floor apartment enjoys easy access and an excellent position in the central Conservation Area of Louth. The apartment is within a substantial building with brick-faced cavity walls and a pitched timber roof structure covered in concrete interlocking tiles.

The apartment has double-glazed windows and well-designed accommodation with a contemporary open plan kitchen, dining area and sitting room having a bay window on the front elevation looking out across to the interesting Louth Museum building opposite. There is an allocated parking space in the courtyard at the rear which is immediately behind the apartment with vehicular access from Broadbank and from the flat on foot by a rear door through an intercom entry system to the communal hallway.

The property can be approached from Broadbank through the central arched glazed entrance of Northgate Court with glazed door opening into the communal hallway where staircases lead to the upper flats. The entrance to number 14 is on the right on the ground floor. Both outside hallway doors can be operated via a telephone entry system inside the apartment.

Investment property for sale

Purpose-built ground floor apartment

Just a few paces from the town centre

Valuable car parking space in courtyard

1 bedroom accommodation

Open plan kitchen, dining and sitting room

Bay window to the front elevation

Electric heaters and hot water system

Double-glazed windows

Presently let on a Periodic tenancy

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Accommodation

A hardwood multipane glazed door opens into the **entrance hall** which is L shaped with a wall shelf and telephone for the intercom entry system, the electricity consumer unit with miniature circuit breakers and a separate fuse box. There is a ceiling light, an electric panel heater and a spacious L-shaped store cupboard with shelving, clothes rails, light and the power switch for the electric shower unit in the bathroom. The hall also has coat hooks and a smoke alarm.

A smaller recessed cupboard houses the insulated combination water cylinder with both hot and cold water tanks and two immersion heaters together with storage under.





The L shaped **open plan living/dining room and kitchen** have a spacious feel with a wide walk-in bay window on the front elevation.

There are two electric night storage heaters, a ceiling light point to the living area while the kitchen has a range of base cupboard and drawer units with roll-edge work surfaces and ceramic tile splashbacks. There is a single drainer stainless steel sink unit, a wall shelf unit, three spotlights to the ceiling fitting in the kitchen and a rear window overlooking the parking courtyard.

Space is available for a cooker with an electric cooker panel, space with plumbing for washing machine and space for an under counter refrigerator.







The **bathroom** has a light coloured suite comprising a panelled bath with two grips and an electric shower unit over, a pedestal wash hand basin and a low-level WC.

The walls have floor to ceiling ceramic tiling and there is an electric heated towel rail. There is a window on the rear elevation and oak effect floor covering. Electric shaver socket and an electric wall heater.



The **bedroom** is a good size single bedroom with an electric panel heater and a window on the front elevation.



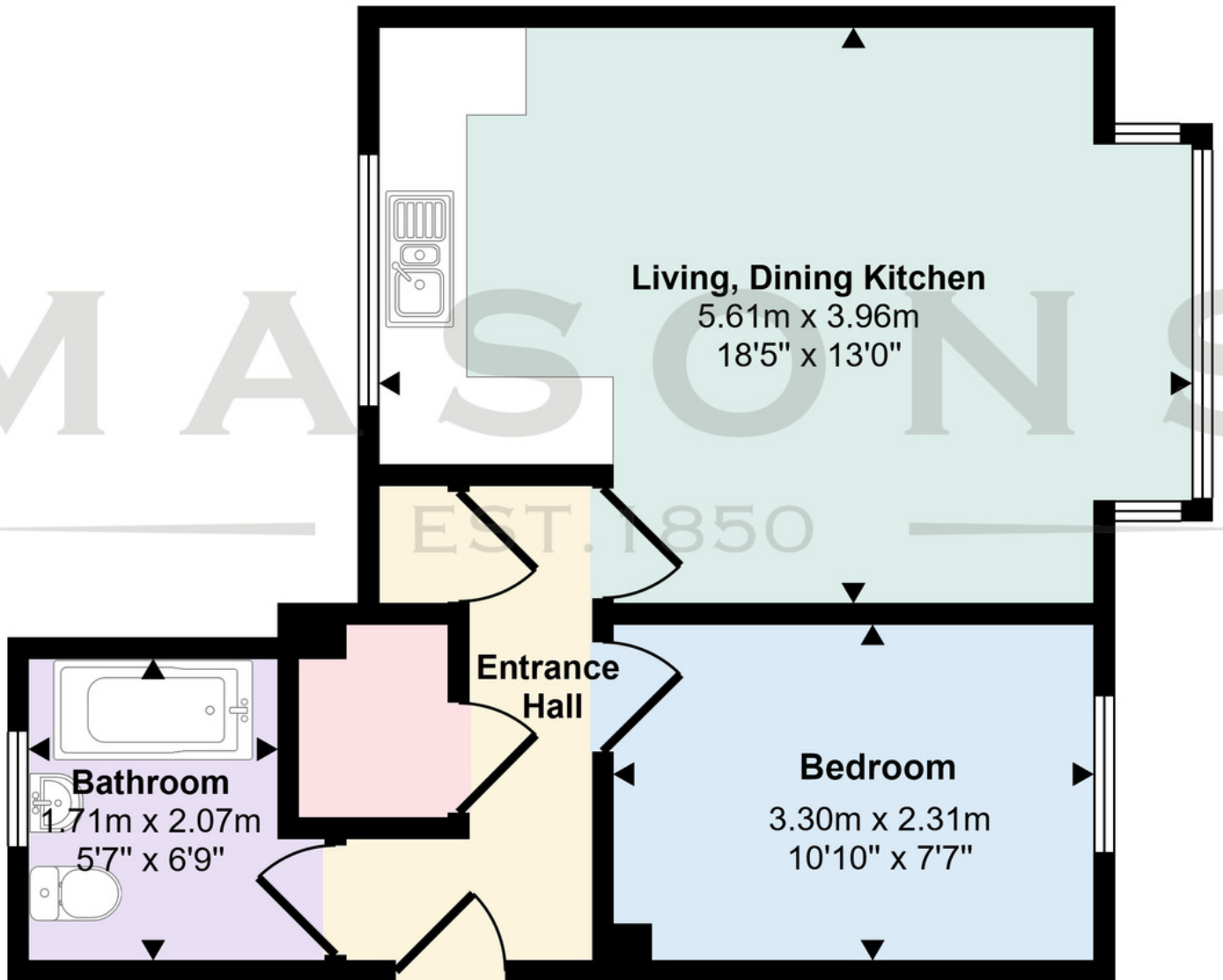


Externally there is the valuable benefit of a single **car parking space** in the courtyard to the rear of the building as shown in the photographs outlined in red for number 14.

Beneath the covered part of the building at the rear, there is a bin storage area for the flats



Approx Gross Internal Area
38 sq m / 409 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Leasehold on a 999 year lease from 12th April 2016 There is a service charge which last totalled around £350 for the Period 06 October 2024- 05 April 2025. The ground rent and insurance cost currently totals £345 including VAT p.a.

The property is currently let via an assured shorthold tenancy which commenced on the 7th November 2023 and has now reverted to a Periodic Tenancy at a rent of £450 pcm. The tenant has looked after the property well.

A copy of the leasehold title document is available for potential buyers to view on request.

Location

What3words: ///heats.exit.galaxy

NB This property is being marketed on behalf of an employee of Masons LLP

Directions

From St. James church in the centre of Louth proceed south for a few yards along Upgate and take the left turning into Little Eastgate. Follow the road and take the second left turning, go past the cinema and at the junction go straight ahead at the crossroads. The flat is on the left side with entrance opposite the Louth Museum and the entrance into the parking courtyard is at the end of the building on the left.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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EST. 1850

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