

Buy. Sell. Rent. Let.



## Formans Walk, Louth



When it comes to  
property it must be

  
**lovelle**



£110,000



Located within the heart of the Town centre is this purpose built apartment with allocated parking. The spacious and well planned accommodation benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises entrance hall & landing, lounge, dining kitchen, two bedrooms and bathroom. Allocated parking spaces. No forward chain involved.

### Key Features

- First Floor Two Bedroom Apartment
- Central Town Location
- Lounge & Dining Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking Spaces
- EPC rating C
- Tenure: Leasehold
- £35 Per Annum Ground Rent
- 999-year Lease from New



## Entrance Hall

Part glazed uPVC entrance door. Radiator. Staircase rising to the accommodation.

## Landing

Access to the loft space. radiator. Built in storage cupboard.

## Lounge

4m x 3.4m (13ft x 11ft)

uPVC window to the rear and radiator. TV aerial point.

## Dining Kitchen

3.7m x 2.7m (12ft x 9ft)

Window to the side. Fitted with a range of wall and base units with complementary work surfaces incorporating a single sink unit with mixer tap. Built in electric oven, gas hob and extractor over. Tiling to the splash areas. Radiator and telephone point. Internal door leading to the lounge.

## Bedroom One

3.4m x 3.4m (11ft x 11ft)

uPVC window to the rear and radiator. Wall light points.

## Bedroom Two

2.4m x 1.8m (8ft x 6ft)

uPVC window to the side and radiator.

## Bathroom

Velux roof window. Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Partially tiled walls and radiator.

## Outside

The property has two allocated parking spaces and a shed for storage.

When it comes to **property**  
it must be

  
**lovelle**

01507 603 366

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

