



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Crown Mills,  
Ramsgate Road  
Louth  
LN11 0NJ

Offers in the Region Of  
£159,950

This spacious and well presented two bedroom apartment is located conveniently close to the centre of Louth, just off Ramsgate. Offered for sale with NO FORWARD CHAIN, the property comes with a single garage and parking space, making it ideal for a variety of purchasers. Crown Mills is a beautiful conversion with scenic views over the river, with a lengthy lease of approximately 990 years. Access to the property can be via the secure communal entrance to the front which leads to stairs to the communal hallway, however ground access to the apartment can be found to the rear via the gated terraced balcony which leads to the lounge via double doors. Internal viewings are highly recommended, with living accommodation briefly comprising of: Lounge dining room, hallway, fitted kitchen, modern shower room suite and two double bedrooms both having fitted wardrobes.

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### Entrance Hall

Via a communal secure hallway with stairs leading to the front door. Hallway has a double built in cupboard and further storage cupboard with window to front.

### Lounge dining room

19' 10" x 11' 9" (6.05m x 3.58m)

A spacious open plan lounge dining room with windows to the front and side, radiator, and double doors to rear leading out onto the terraced balcony. Radiator and ceiling beam

### Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)

Window to front, range of modern fitted units incorporating stainless steel sink unit with draining board and mixer tap, plumbing for washing machine and space for cooker. Part tiled walls

### Shower Room

9' 3" x 6' 11" (2.82m x 2.11m)

Window to front, large walk in shower cubicle, pedestal wash basin and close coupled w/c

### Bedroom 1

10' 1" x 11' 6" (3.078m x 3.511m)

Window to front, radiator, built in sliding wardrobes.

### Bedroom 2

7' 4" x 8' 9" (2.240m x 2.669m)

Window to rear, radiator, built in sliding door wardrobes.

### Garage

15' 10" x 7' 11" (4.816m x 2.412m)

Up and over door to front

### Outside

Double doors from the lounge leads to a terraced balcony area which has a gate for access to and from the public footpath

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries. We are advised the lease length is approximately 990 years.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
76.7 sq.m. (826 sq.ft.) approx.



TOTAL FLOOR AREA: 76.7 sq.m. (826 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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