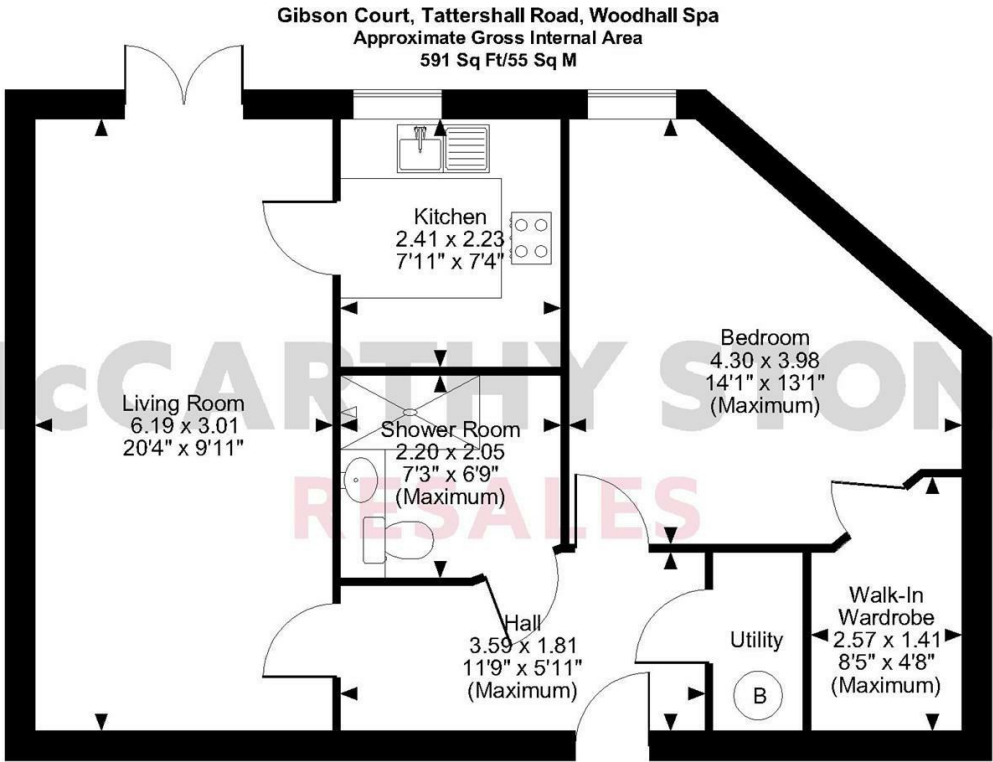
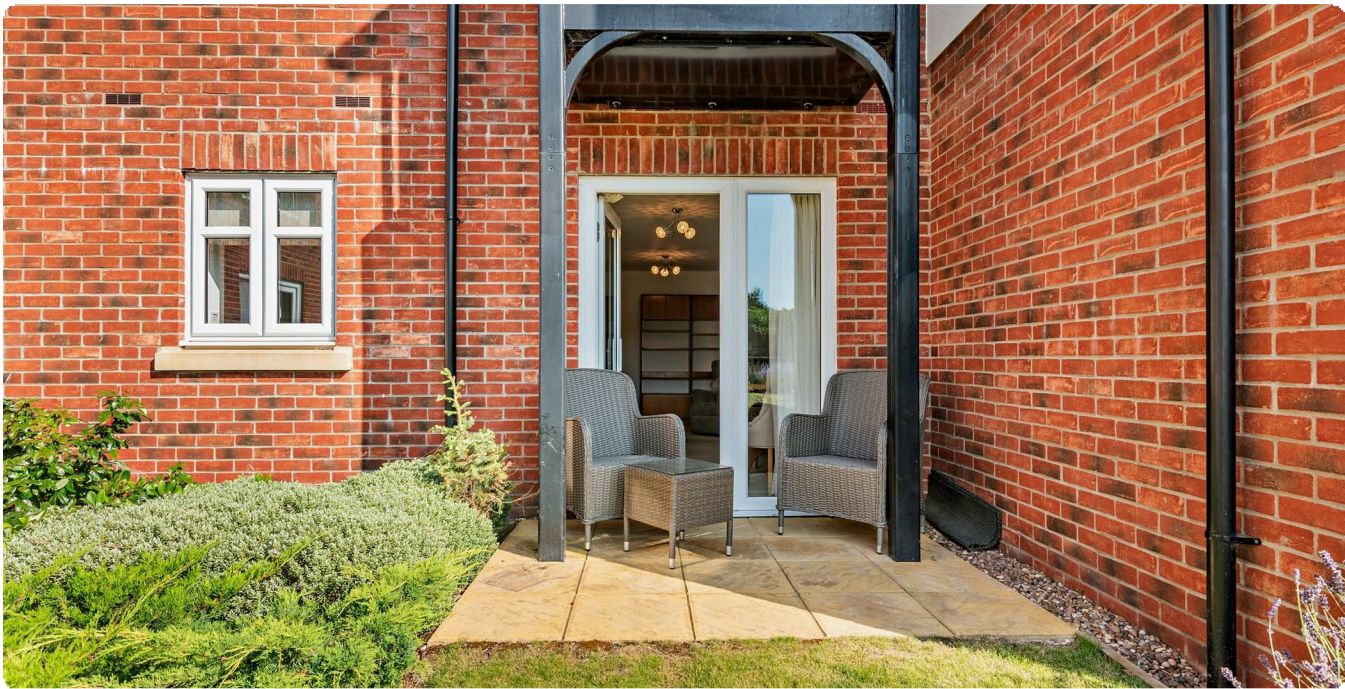


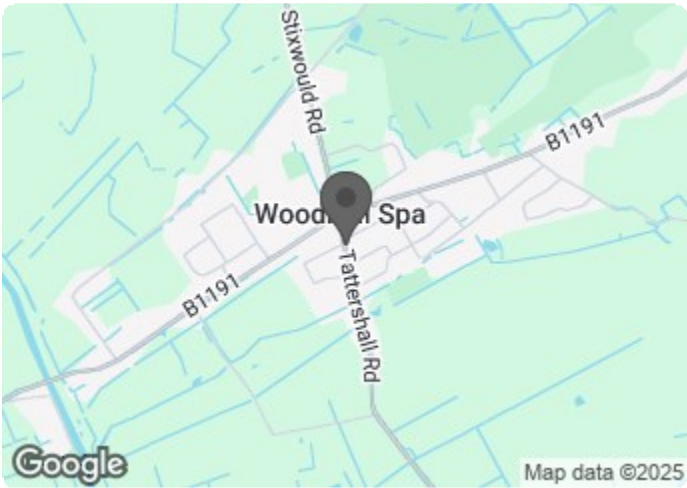
10 Gibson Court

Tattershall Road, Woodhall Spa, LN10 6WP



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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 84                         | 84        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Asking price £230,000 Leasehold

Beautifully presented ONE BEDROOM GROUND floor apartment with PATIO AREA and GARDEN VIEWS within a popular MCCARTHY STONE retirement living development. Apartment has been redecorated and has no forward - ready to move into.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

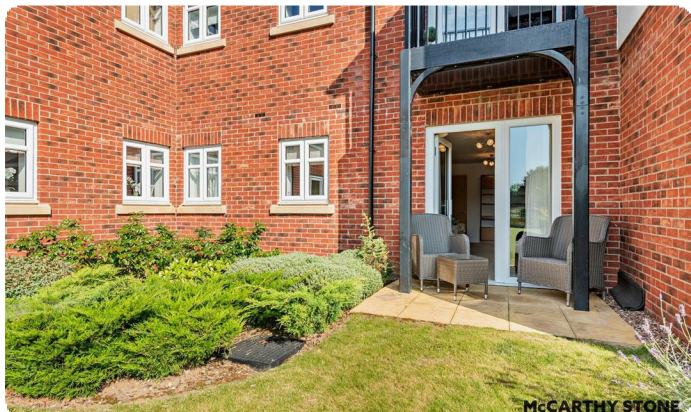
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Gibson Court, Tattershall Road, Woodhall Spa

## Gibson Court

Situated on Tattershall Road in the historic town of Woodhall Spa, Gibson Court is an exclusive Retirement Living development for the over 60's. These private retirement homes in this gated community, share attractive communal facilities and an amazing location close to the heart of Woodhall Spa. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep. This Retirement Living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge and landscaped gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum. Gibson Court Retirement Living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat. All our new retirement apartments are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms and fire detection - as well as the reassurance of a manager on-site in office hours (9-3)



## Apartment Overview

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom ground floor apartment with direct access to a patio area and communal gardens.

### Entrance Hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated along with light switches, smoke detector, and security entry system with intercom. Within the hallway there is a door to a large storage cupboard which houses the electrical meter and hot water thermal store and shelving. Doors lead to the bedroom, living room and shower room.

### Living room

A bright and airy lounge with a French door which leads onto the well maintained communal gardens and to a patio area which is large enough to have a bistro set. Two light fittings in the lounge help enhance the brightness of the room and there is raised power sockets. The lounge has plenty of room for dining as well as benefiting from a TV point with the provision for Sky+ and telephone point. A partially glazed door leads onto a separate kitchen.

### Kitchen

Fitted kitchen with a range of modern white high gloss base and wall units - with under lighting to the wall units. The kitchen is fitted roll edge work surfaces and splash back. A garden facing window with blind sits above the sink with lever tap and drainer. There is a built in waist height oven. There is a built in fridge and freezer and a four ring ceramic hob and cooker hood above.

### Bedroom

This spacious bedroom benefits a large window which provides views towards the gardens. TV point with the



# 1 bed | £230,000

provision for Sky+ and telephone point. There are two ceiling lights and raised electric power sockets. The bedroom also benefits from a walk in wardrobe with shelving and hanging rail.

### Shower Room

Fully tiled fitted modern suite comprising; a large shower cubicle with glass sliding door and grab rail, WC, vanity unit with inset wash basin and mirror above and heated towel rail. Emergency pull-cord

### Service Charge

- House Manager on-site 9-3
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £3227.19 per annum (for financial year ending 28/02/2025).

### Lease Information

Lease: 999 years from 1st June 2021  
Ground rent: £495 per annum  
Ground rent review: 1st June 2036  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

