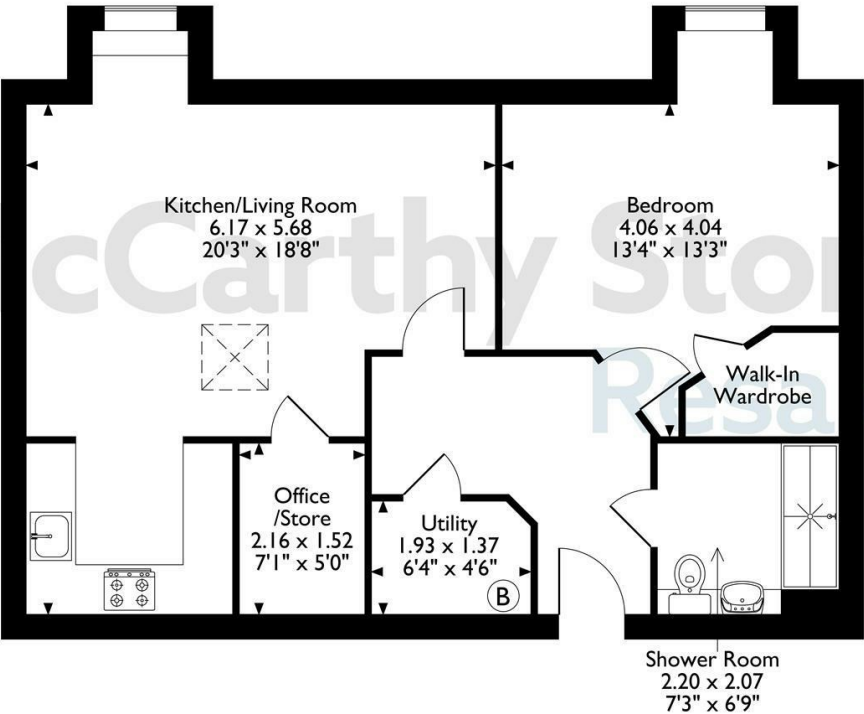
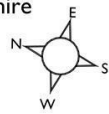


Gibson Court, Apartment 41, Tattershall Road, Woodhall Spa, Lincolnshire
Approximate Gross Internal Area
63 Sq M/678 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 2002/91/EC	

41 Gibson Court

Tattershall Road, Woodhall Spa, LN10 6WP



Asking price £242,500 Leasehold

A beautifully presented one bedroom retirement apartment with a separate office/store room. PARKING SPACE INCLUDED IN THE SALE.

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.



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Gibson Court, Tattershall Road, Woodhall Spa

Gibson Court
Situating 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 (with free Wi-Fi) 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, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager on-site in office hours (9-3 Mon-Fri)



Entrance Hall
Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a utility cupboard with shelving which also houses the electrical meter and hot water thermal store. Light switches, smoke detector, and security entry system with intercom. Doors lead to the bedroom, living room and shower room. There is also a separate door to an office/storage room.

Living room
A bright and airy lounge with large window which allows lot of natural light in. The lounge provides ample room for dining. TV point with the provision for Sky+. Telephone point. Two ceiling lights and raised electric power sockets.

Kitchen
Fitted kitchen with a range of modern white high gloss base and wall units - with under lighting to the wall units. Fitted roll edge work surfaces and splash back. A garden facing window with blind sits above the stainless steel sink with lever tap and drainer. Built in waist height oven with space above for a microwave. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

Bedroom
This spacious bedroom benefits a large window which provides views towards the communal grounds. TV point with the provision for Sky+. Telephone point. Two ceiling lights and raised electric power sockets. Door leads into a walk in wardrobe with shelving and hanging rail.

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



1 bed | £242,500

Service Charge

- House Manager on-site (9-3 Mon-Fri)
- 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 annual service charge is £3,170.70 for the financial year ending 28/02/2026.

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.

Lease Information
Lease length: 999 years from 1st June 2021
Ground rent: £425 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

