



## 4 Willingham Court, Chapman Street

Market Rasen, LN8 3ED

**£72,000**

NO ONWARD CHAIN - Recently refurbished throughout and ready to move into, this conveniently situated ground floor apartment is an excellent opportunity for an investor, downsizer or first time buyer alike! The property is located on Chapman Street within short walking distance of all of Market Rasen's amenities, whilst also benefiting from a recently landscaped low maintenance private communal garden area. Internally the property briefly comprises of Entrance Hallway with large airing cupboard, Lounge Din er, One Double Bedroom, Bathroom and Breakfast Kitchen.







#### **SERVICES**

Mains electricity, water and drainage. Electric panel radiators for heating, immersion for hot water.

**EPC RATING** – E.

**COUNCIL TAX BAND** – A (West Lindsey District Council).

**TENURE** - Leasehold.

#### **LEASEHOLD INFORMATION**

Years Remaining on Lease - 70 years (Vendors are paying to extend this to 99 years).

Annual Ground Rent - N/A

Ground Rent Reviewed - N/A

Annual Service Charge Amount - Once implemented this will be £250 per annum.

Service Charge Reviewed - Annually in January.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving the centre of Market Rasen east on the A631 Willingham Road, proceed along and turn right onto Chapman Street where the property can be located on the left hand side.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

**ENTRANCE HALL**

Newly carpeted with ceiling light point, doors to all principal rooms, electric panel radiator, electric consumer unit and door to the airing cupboard.

**AIRING CUPBOARD**

A large storage space with shelving and also housing the immersion controls, radiator controls and hot water cylinder.

**BEDROOM**

10' 10" x 8' 2" (3.32m x 2.51m) Newly carpeted with ceiling light point, electric panel radiator and uPVC double glazed window to the side elevation.

**LOUNGE/DINER**

14' 0" x 11' 0" (4.27m x 3.36m) Newly carpeted with ceiling light point, electric panel radiator, TV Point and uPVC double glazed window to the rear elevation.

**BATHROOM**

8' 6" x 4' 10" (2.61m x 1.49m) Newly laid vinyl flooring, tiling to all walls, ceiling light point, extractor, wall mounted electric fan heater, WC, wash hand basin with vanity mirror above and panelled bath with electric 'Mira' shower over.

**BREAKFAST KITCHEN**

9' 2" x 7' 8" (2.81m x 2.36m) Beech effect fitted kitchen with units to eye level with further complimenting units to base level and contrasting work-surface above, gloss tiled splash-backs and up-stands, newly installed four ring electric hob with concealed extractor above and newly installed integral electric fan oven below, space for washing machine, inset stainless steel sink unit with taps over, terracotta tiled flooring, ceiling light point, electric panel radiator and uPVC double glazed window to the rear elevation.







## COMMUNAL GARDEN AREA

Accessed via wrought iron pedestrian double gates, the raised communal garden area is fully enclosed and walled with a low maintenance pebble finishing.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

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01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

