



24 The Maltings Court

Market Rasen, LN8 3AZ

Offers in the Region Of £150,000

A rare opportunity to purchase an executive duplex apartment located in The Maltings Court, in the centre of the Market Town of Market Rasen and within a short walk to the train station as well as local shops and facilities. This property must be seen to be appreciated with its vast living accommodation of approximately 227 metres squared. The property boasts many original features and has a stunning Sitting Room with exposed walls and original beams, a large Lounge with vaulted ceiling and the Mezzanine looking over. The accommodation comprises of Entrance Hall, Inner Hallway, Kitchen Diner, Lounge, two Bedrooms, one with En-Suite Shower Room, Bathroom and a Mezzanine Level/Landing giving access to a further Bedroom/Office and a Sitting Room. Outside there is allocated parking. The property further benefits from No Onward Chain.



The Maltings Court, Market Rasen, LN8 3AZ



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - 999 Years.

Years Remaining on Lease - 964 Years.

Service Charge Amount – £90pcm.

Service Charge Reviewed - Annually

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



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').

ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed window, vinyl flooring and radiator.

HALLWAY

With vinyl flooring, storage cupboard and two radiators.

KITCHEN/DINER

26' 10" x 11' 5" (8.18m x 3.48m), with two UPVC double glazed windows, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, 1½ stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, two radiators and wall unit housing the gas-fired central heating boiler.

LOUNGE

21' 0" x 14' 4" (6.4m x 4.37m), with two UPVC double glazed windows, laminate flooring, stairs to First Floor, beamed vaulted ceilings and radiator.

BEDROOM 1

20' 4" x 10' 11" (6.2m x 3.33m), with UPVC double glazed window, laminate flooring and radiator.

EN-SUITE

10' 11" x 5' 7" (3.33m x 1.7m), with vinyl flooring, low level WC, wash hand basin, walk-in shower with tiled surround, radiator and extractor fan.

BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m), with UPVC double glazed window and radiator.

BATHROOM

11' 2" x 6' 8" (3.4m x 2.03m), with vinyl flooring, low level WC, wash hand basin, freestanding bath with tiled surround, radiator with heated towel rail and extractor fan.

FIRST FLOOR LANDING

Overlooking the Lounge with original beams and radiator.

BEDROOM 3 / OFFICE

16' 0" x 9' 2" (4.88m x 2.79m), with UPVC double glazed window, laminate flooring and radiator.

STORAGE AREA

With vinyl flooring.





SITTING ROOM

21' 10" x 17' 6" (6.65m x 5.33m), with laminate flooring, original round window, fitted storage cupboards and original beams.

OUTSIDE

There is an allocated parking space.

WEBSITE

Our detailed website show 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

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, Dale & Co and Gison Gray 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.

CMH 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

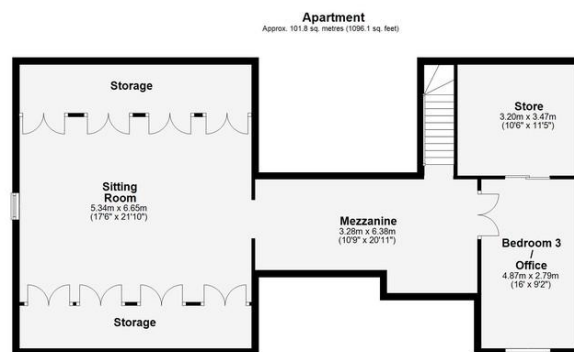
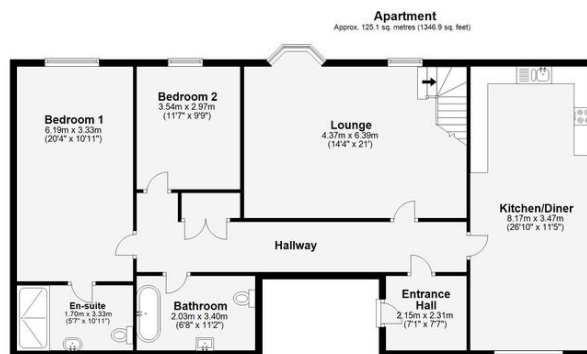
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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 Mundys 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 a spot verified.

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Total area: approx. 227.0 sq. metres (2442.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

