



Flat 14 Sterling Place Apartments, Woodhall Spa, LN10 6NU

FOR SALE - £192,500

CanTERS

Chartered Surveyors

A superb **SECOND FLOOR APARTMENT** having the benefit of a southerly facing balcony found within this most attractive development constructed by well known Grimsby Builders, Snape Properties. The property is favourably positioned set behind fine mature trees and being opposite the renowned Woodhall Spa Golf Club and not far from the town centre which offers an excellent range of shops and facilities including Jubilee Park, The Kinema in the Woods and a good choice of hotels.

The well-planned accommodation, which benefits from an Underfloor Heating System and Double-Glazed Windows briefly comprises; Hallway, Open Plan Living Kitchen, Two Bedrooms with one benefitting from an En-Suite Bathroom and Dressing Room and a separate Shower Room.

Main Reception With video entry system, staircase and lift.

Apartment 14
Hallway With intercom/video entry system, coving, downlighters and built in coats cupboard.

Open Plan Living Kitchen 8.50m max x 4.29m max. Having two timber double glazed doors which open out to the southerly facing balcony with glass inserts and cast-iron railings. The kitchen is well fitted with a range of wall cupboards and base units with contrasting worktop and inset sink unit. Integrated appliances include a fridge/freezer, dishwasher and a newly installed double oven and washer/dryer. The island unit incorporates a four-ring induction hob and extractor. There is vinyl flooring to the kitchen area, downlights and coving to the ceiling.

Bedroom 1 5.59m max x 3.22m max. With window to rear aspect, coving to the ceiling and downlights.

En-Suite Bathroom With suite comprising; P-shaped bath with glass screen, mixer tap over and shower. Pedestal wash hand basin, low flush WC, tiled walls and downlights. The walk-in wardrobe has both shelves and hanging rails.

Bedroom 2 4.28m max x 3.36m max. With window to rear aspect, coving to the ceiling and downlights.

Shower Room 2.68m x 1.35m. Refitted with a white suite comprising; shower with glass screen, vanity style wash hand basin with mixer taps and low flush WC. Tiling to both the floor and walls and downlights and wall mounted chrome towel rail.

Tenure

We are verbally advised that the property is leasehold on a 125-year lease from 01 July 2007 and that each apartment owner has a share in the management company. We are presently awaiting formal confirmation from the vendors solicitor.

Service Charges

Ground rent £50 per annum
Road maintenance £123 per annum
Monthly service charge currently £150 per month

Please Note: These charges are subject to review.

Council Tax Band D - NB: This can be reviewed by the Local Authority.

EPC Rating TBC

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Canters
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/02/2024

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ADDITIONAL PHOTOS & PLANS



Main Reception



Communal Stairway



Kitchen



Kitchen



Living



Balcony

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Shower Room



Outside



Communal Garden

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