



Sterling Place Apartments, Woodhall Spa, LN10 6NU

FOR SALE - £215,000

CanTERS

Chartered Surveyors

A superb ground floor apartment having the benefit of a southerly facing private patio and garden 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 Walk in Wardrobe and a separate Shower Room.

Main Reception	With video entry system, staircase and lift.
Apartment 2	
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 patio and also having a window to side aspect. The kitchen is well fitted with a range of wall cupboards and base units with contrasting worktop, inset sink unit and splashback tiling. Integrated appliances include a fridge/freezer, dishwasher, a double oven and washer/dryer. The island unit incorporates a four-ring induction hob and an integrated extractor. There is tiled floor to the kitchen area, downlights and coving to the ceiling.
Bedroom 1	5.59m max x 3.22m max With window to rear aspect, walk in wardrobe with shelves and hanging space, 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, wall mounted chrome towel rail, tiled walls and downlights.
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 With a white suite comprising; shower with sliding glass screen, pedestal wash hand basin with mixer taps and low flush WC. Tiling to the walls, 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 Highways - Road maintenance £165 per annum from 01 January 2025 Apartment - Monthly service charge currently £165 per month from 01 October 2024 Please Note: These charges are subject to review.
Council Tax Band:	'D' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Please note the front photograph was taken as of 19/04/2024.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 12/08/2025

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ADDITIONAL PHOTOS & PLANS



Main Reception



Kitchen



Kitchen



Living



Bedroom 1



Bedroom 1 En Suite

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Shower Room



Garden



Outside

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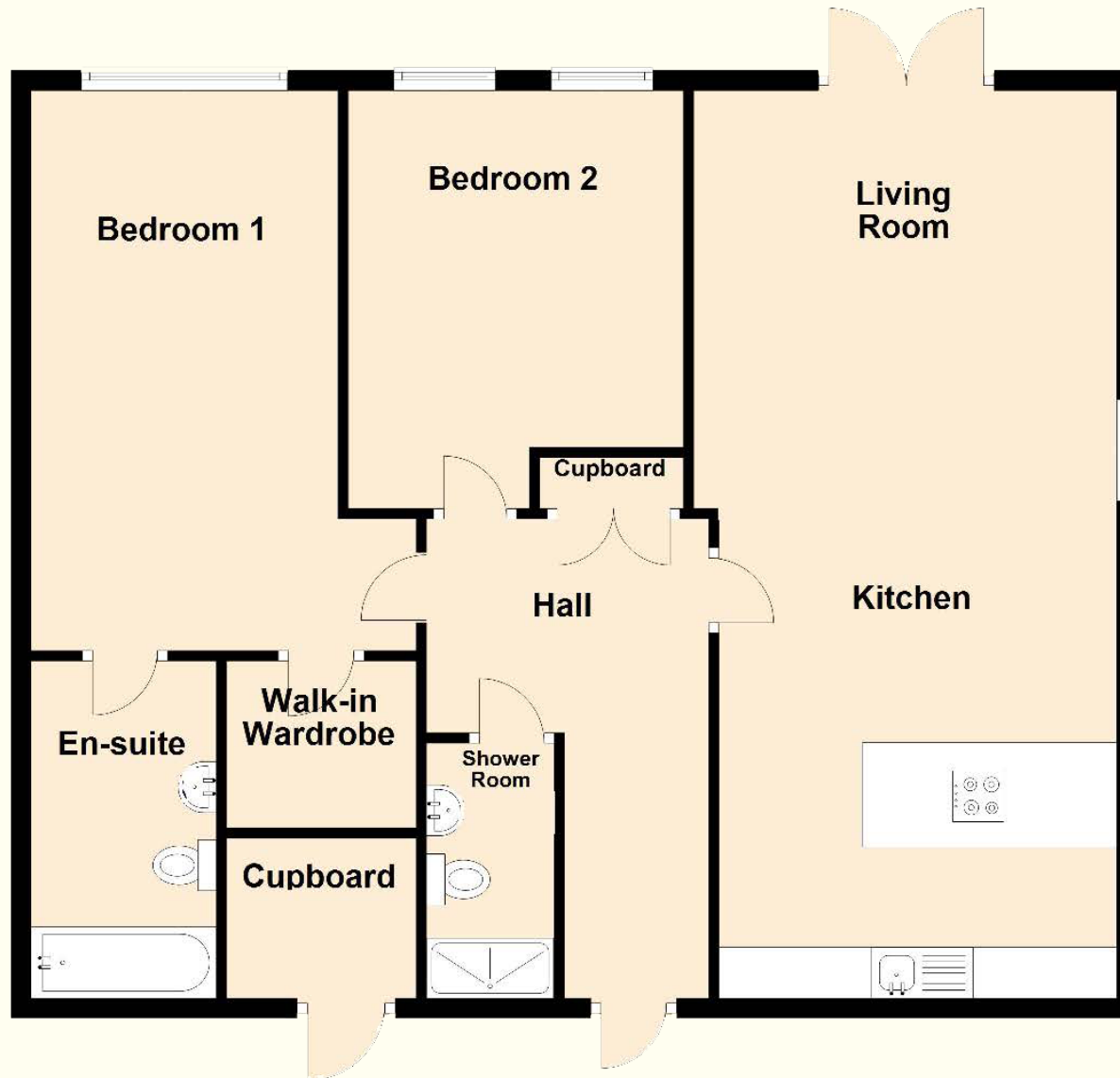
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