



CHOICE PROPERTIES

Estate Agents

11 Mercer Row,
Louth, LN11 9JG

Reduced To £105,000



Choice Properties are delighted to bring to market this brilliant two bedroom town centre ground floor flat situated on Mercer Row located in the heart of the thriving market town of Louth. The newly converted property boasts a modern interior featuring an open plan kitchen/dining/living area, two bedrooms, and a family bathroom. The property further benefits from being nestled down a small passageway providing extra privacy and also benefits from having direct access to the property from this passageway rather than sharing a communal entrance hall. To the exterior, the property features a enclosed communal garden that is shared with the two other flats. With No Onward Chain And Accessible For Wheelchair Users, Early Viewing Is Highly Advised.

With the added benefit of full gas central heating from a brand new boiler, several new UPVC windows, and being accessible without entering any communal area, the well proportioned and abundantly bright interior comprises:-

Open Plan Kitchen/Dining/Reception Room

15'10" x 16'2"

Fitted with a plethora of wall and base units with work surfaces over. Four ring 'Lamona' induction hob with splashback and extractor hood over. Single bowl stainless steel sink with chrome mixer tap and drainer. Integral oven. Integral under counter fridge. Space for dining room table. Water meter. Radiator. Power points. Inset spot lighting. uPVC entrance door. uPVC windows to front aspect. 'Ideal' gas combi boiler in box unit. Internal door to:-

Hallway

3'8" x 28'6"

Internal doors to all rooms. Power points. Radiator. Two LED square flat panel lights.

Bedroom 1

14'3" x 9'0"

Double bedroom with large frosted glass window to front aspect. Radiator. Power points.

Bedroom 2

14'3" x 8'2"

Double bedroom with large frosted glass windows to front aspect. Radiator. Power points.

Bathroom

6'7" x 7'9"

Fitted with a three piece suite comprising of a panelled bath with mixer tap and shower over, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Extractor.

Garden

The property benefits from an enclosed communal courtyard garden found slightly beyond the property's main entrance.

Tenure

Leasehold.

Leasehold information:

New 125 Year Lease

No Ground Rent or Service Charge Set - A Management Company Will Be Employed Shortly Who Will Be In Charge Of This.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Not Yet Set. (Expected Council Tax Band - A)

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us .to start the transaction quickly for you.

Viewing arrangements

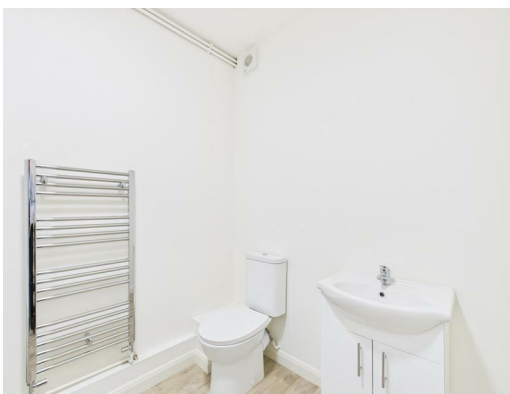
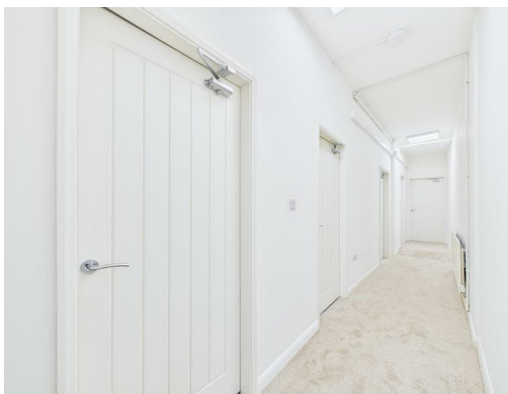
Viewing by appointment through Choice Properties Louth on 01507 860033.

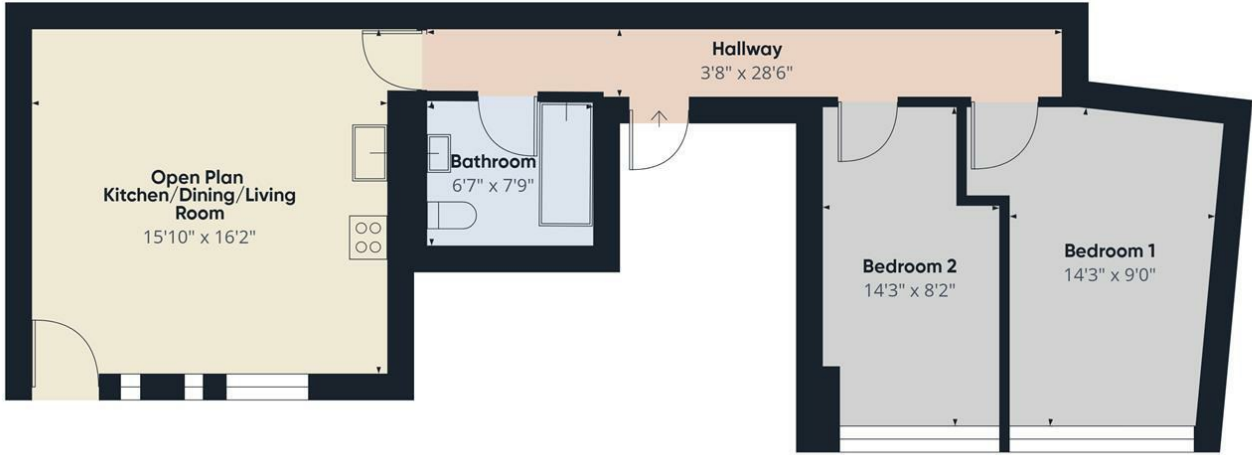
Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Approximate total area⁽¹⁾
670 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Louth Office walk West along Mercer Row for 60m then turn right down a small passageway. The property can be found a short way down this passage way on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

