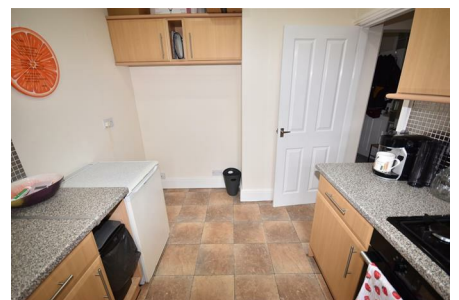


Sylvan Avenue, Woodhall Spa, LN10 6SL



Asking Price £130,000 Leasehold - Share of Freehold



Welcome to Sylvan Avenue, Woodhall Spa - a charming village location perfect for those seeking a peaceful retreat. This Victorian one-bedroom flat, situated on the 1st floor of a post-1914 conversion, offers a cosy and inviting living space.

As you step inside, you are greeted by a reception room that provide ample space for relaxation and entertainment. The property boasts a generous 463 sq ft of living area, giving you room to personalise and make it your own.

The flat features 1 bedroom, ideal for a single occupant or a couple looking for a snug abode. The bathroom provides convenience and comfort, completing this lovely living space.

Built in 1900, this property exudes character and history, adding a unique charm to your everyday living. Its proximity to local amenities ensures that you have everything you need within reach, making daily errands a breeze.

Don't miss out on the opportunity to own a piece of history in the heart of Woodhall Spa. Whether you're an investor with tenant in situ, looking for a starter home or a quaint retreat, this flat offers the perfect blend of comfort and convenience. Book a viewing today and envision the possibilities that await in this delightful Victorian flat.

Accommodation



The Property is located on the first floor with there being a front and side entrance to the main building and communal areas. The flat and communal areas do have a fire alarm system and fire extinguishers in the communal areas. The property has recently had the roof renewed and is currently having the chimney stack repaired hence the temporary scaffolding.

Lounge 22'1" x 10'4"



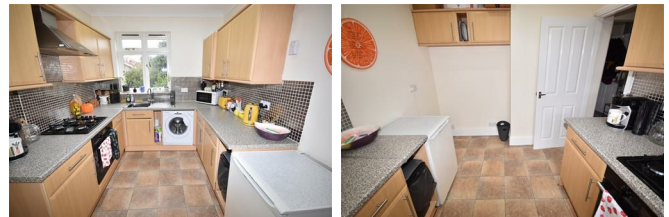
Entered through an opening off the hallway, having a bay window to front elevation, high Victorian ceilings with decorative coving, carpeted flooring, 2 wall lights, TV point, smoke alarm sensor and very large Victorian radiator providing heat for the entire flat apart from the bathroom which has its own heated towel rail.

Hall 3'8" x 4'9"



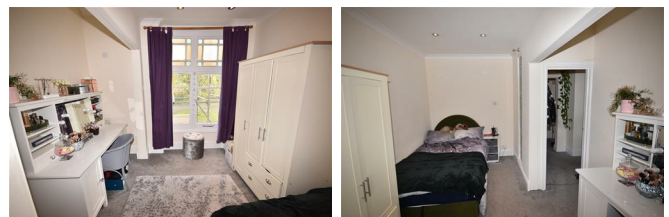
Entered off the 1st floor landing, having the electrical consumer unit and electric meter boxed in above the entrance door, carpeted flooring, two spot lights, smoke alarm, building fire alarm re-sounder, HIVE programmable room thermostat, doors leading to bathroom, kitchen and opening to lounge.

Kitchen 11'11" x 8'3"



Having double glazed window to the rear elevation, vinyl tiled effect flooring, a range of wall and base units with integrated under counter fridge, single bowl sink with mixer tap, electric single fan oven, 4 ring gas hob with a stainless steel extractor hood above, laminate worktops with a mosaic splash-back tiling above. six LED spots lights in the ceiling, smoke alarm sensor, washer dryer, the combi boiler is only approx one year old with warranty until June 2033 and this is located in a corner wall unit.

Bedroom 1 13'10" x 10'3"



Window to the front elevation, carpeted flooring, a dressing table area and six LED spot lights on the ceiling.

Bathroom 7'11" x 4'9"



Window to rear elevation with double glazed frosted glass, laminate flooring, three piece white suite consisting of paneled bath with separate hot and cold taps, bar mixer shower off the combi boiler providing a great shower pressure with Victorian style oval shaped shower curtain rail with curtain, close coupled toilet, pedestal sink with separate hot and cold taps with glass shelf and mirror above, the walls are tiled 2/3rds in height in a delightful blue tile, chrome heated towel rail and spot lighting.

Outside



The property stands on a large corner plot with two front gates and a side gate which currently has a gravelled path where the bins are stored, the flat comes with a brick shed and the side garden is maintained by gardeners and is enjoyed by all 5 occupiers.

Rent

The property can be purchased with an excellent tenant in situ and a current rent of £550pcm producing a yield of 5.07%

Lease information

The lease is for 999 years commencing 1985 and has a 20% share of the freehold between 4 other flat owners. The service charge is payable quarterly and is set at £851 per year, there is no ground rent payable and the management company is the owners of the other flats. The rear roof was repaired in 2020 and front section in 2024, currently the chimney stack is also being repaired from the reserve fund.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

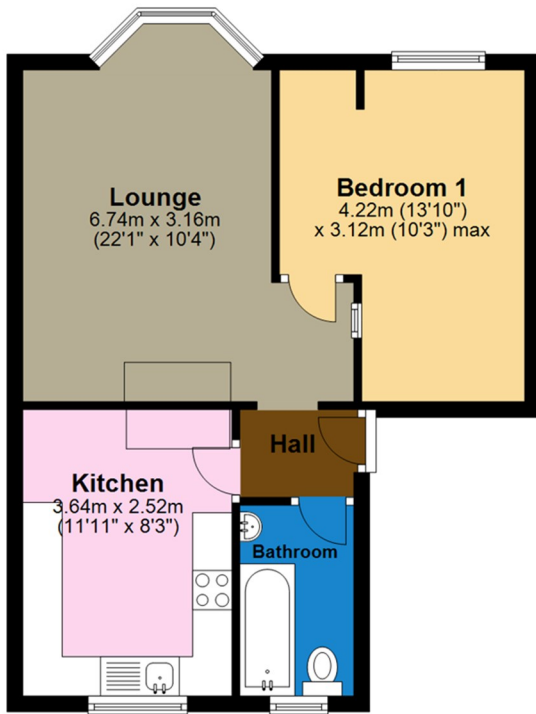
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

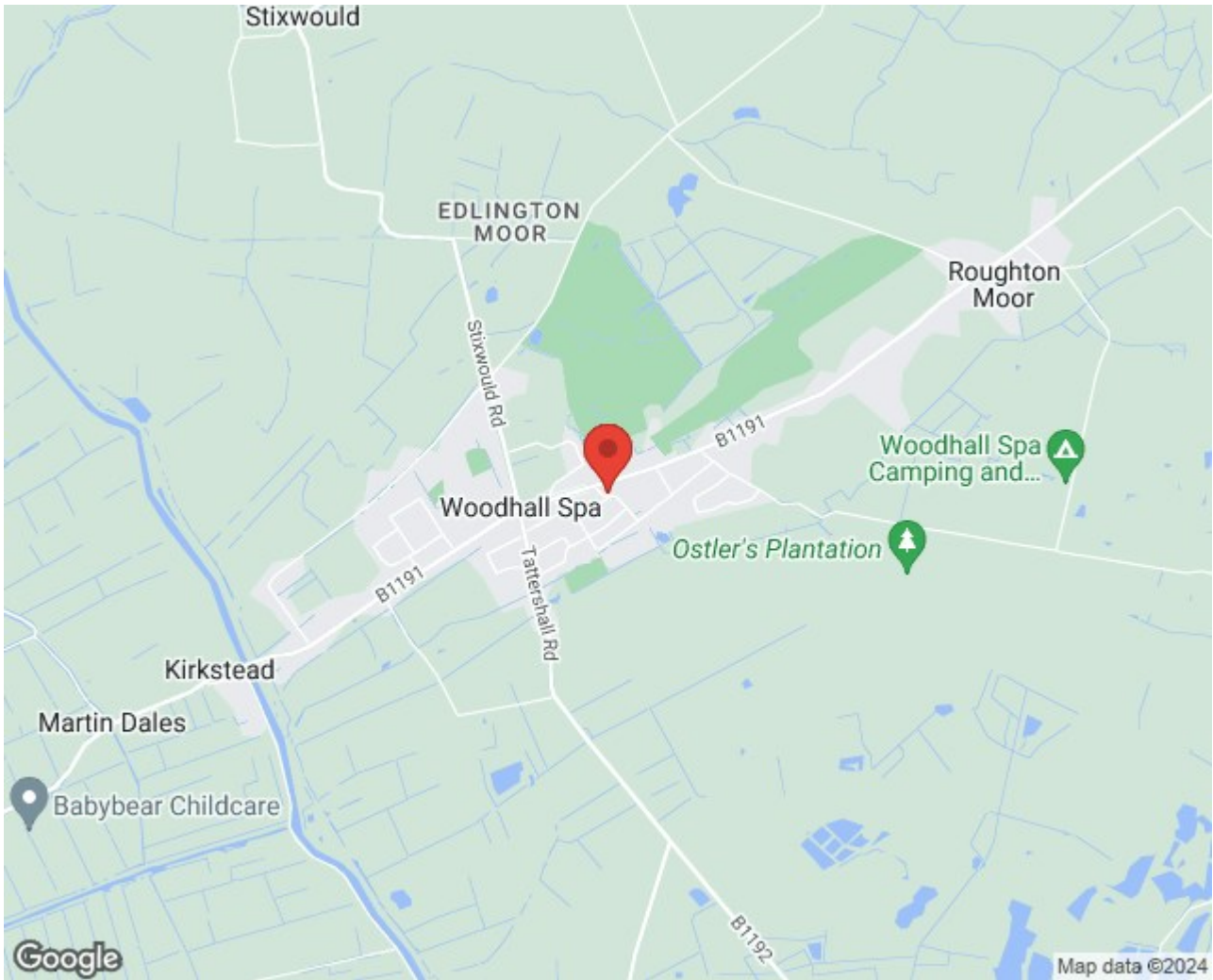
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



Total area: approx. 47.7 sq. metres (512.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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