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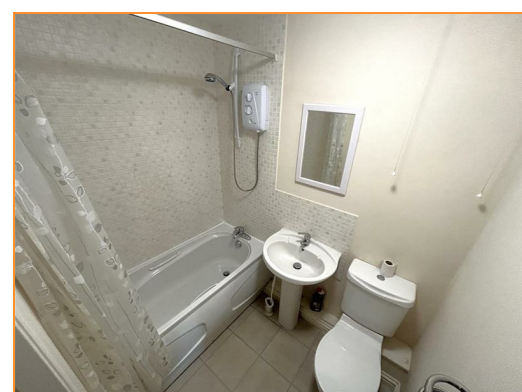
# BELVOIR!



**15 The Mill, Kirton, PE20 1LB**

**Price £95,000**

Modern 1st floor 2 double bedroom apartment Situated in popular village location close to schools and amenities. Designated parking space with cover.





## 15 The Mill, Kirton, PE20 1LB

### Accommodation

Modern 1st floor 2 double bedroom apartment in popular village location close to schools and amenities.

Designated parking space with cover.

### Entrance Hall

Entrance hall with two storage cupboards, carpet to floor.

### Open plan living area comprising kitchen and lounge

Kitchen with range of wall and base units, stainless steel sink with mixer tap. Integrated electric hob and oven with extractor over and tiled splash back. Space for under counter fridge and plumbing for washing machine. Laminate to floor.

Lounge with french doors leading to Juliet balcony, TV and telephone points. Space for dining table, laminate to floor.

### Bathroom

With 3 piece suite comprising bath with electric shower over and tiled splash back. Hand basin and WC.

### Bedroom 1

Double with built in storage, carpet to floor.

### Bedroom 2

Double with storage, carpet to floor.

### Additional Information

Electric heating and double glazing throughout.

Designated parking space with cover.

Annual Service Charge: £1480.40 which is reviewed annually.

### 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.
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