



# MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

## £575 pcm



Ref: I77

### **Flat 5, Sudeley House, 7 Wharf Street, Sutton Bridge, Lincolnshire, PE12 9GY**

Ground floor apartment with accommodation including open plan lounge/kitchen, two bedrooms and bathroom. Two allocated parking spaces and communal garden. Rent and deposit payable in advance.





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**ENTRANCE HALL** From front entry door, coving, doors to open plan living area, both bedrooms and bathroom

**OPEN PLAN LIVING/KITCHEN** 15' 5" x 15' 0" max (4.7m x 4.57m) Coved ceiling, radiator, double glazed sliding patio door leading to outside parking area. **KITCHEN AREA** with a range of matching wall and base units with worktop surfaces and tiled splashback, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, stainless steel gas hob with glass splashback, electric oven and canopy style extractor hood, wall mounted gas fired boiler.

**BEDROOM ONE** 9' 5" x 9' 3" (2.87m x 2.82m) Coved ceiling, double glazed window, radiator.

**BEDROOM TWO** 8' 2" x 5' 10" (2.49m x 1.78m) Coved ceiling, radiator, double glazed window.

**BATHROOM** 9' 3" x 5' 1" (2.82m x 1.55m) Part tiled walls, coved ceiling, radiator, white suite including pedestal hand basin, low level WC and panelled bath with hot and cold mixer tap and shower attachment.

**OUTSIDE** The flat benefits from 2 allocated parking spaces and a communal garden area.

**SERVICES** Mains water, electricity, gas and drainage. Radiator central heating via gas fired boiler. Communal Services Cupboard housing all mains switches and electric meters for

individual flats, together with services provided by SKY TV to all flats (subject to signing SKY package terms and conditions).

**DIRECTIONS** From the Sutton Bridge A17 bridge roundabout take the Bridge Road exit into Sutton Bridge and immediately take first right and right again into the High Street. Follow the road around the Bridge Hotel into West Bank taking first left into Wharf Street and the properties can be found on the left hand side.

**COUNCIL TAX BAND A**

**EPC RATING BAND C**

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS UPDATED** 2nd November 2021



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