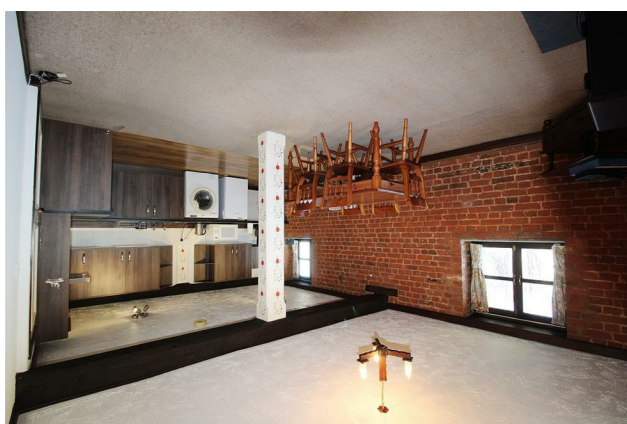
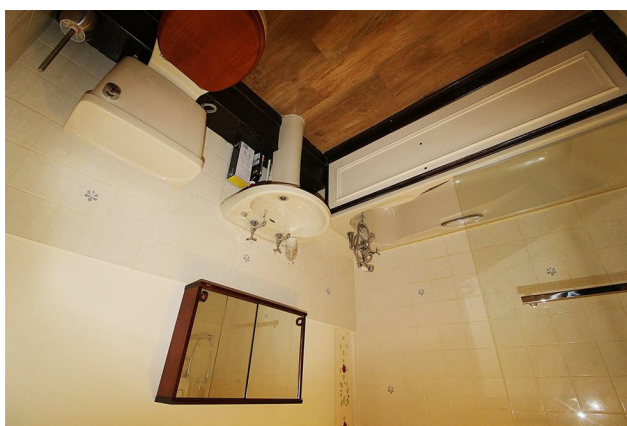
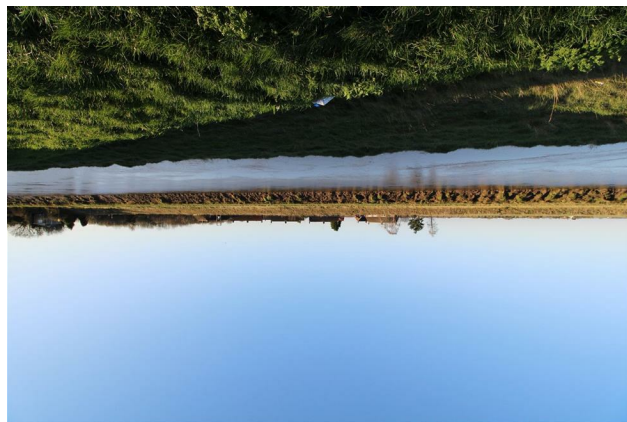


## LONG SUTTON

Sutton Bridge has a range of shops and amenities, plus, a challenging Golf Course. Also, the addition of the newly constructed Marina on the nearby tidal River Nene. The busy Market Town of Long Sutton is also situated approximately 4 miles away from Sutton Bridge, which has further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away.

This delightful one-bedroom self-contained flat, is situated on the second floor of the early 19th Century Granary, located opposite the River Nene with beautiful river views and walks. With easy access to the A17 and within walking distance to local amenities, this property would suit first-time buyers and investors. Comprising an open plan living room, dining space and fully fitted modern, bespoke kitchen, a good-sized bedroom and a bathroom. This property benefits from access to a neat communal picnic area and secure residential and visitor parking. Recently decorated and offering far-reaching views along the river, this property must be viewed. Offered with vacant possession and no forward chain.



## 11 Garners Wharf West Bank, Sutton Bridge, Lincolnshire, PE12 9TW



Offers in the region of £100,000 Leasehold

### Hallway

10'9" x 8'0" (3.30 x 2.45)

L-shaped hallway. Textured ceiling. Fire alarm. Wall mounted electric storage heater. Telephone point. Intercom. Single power point. Access to cupboard housing hot water cylinder.

### Open plan - Living/Dining Room/Kitchen

20'6" x 13'8" (6.25 x 4.17)

### Kitchen Area

Textured ceiling. Smoke alarm. Solid wood double-glazed window. Range of matching contemporary wall, base and drawer units with worktops over. Stainless steel sink and drainer with twin taps. Tiled splash back. Freestanding electric cooker with extractor fan over. Space and plumbing for washer/dryer (included). Under counter space for fridge, freezer etc. 3 x double power points. 2 x single power points. Karndean luxury vinyl floor.

### Living Area

Textured ceiling. Solid wood double-glazed windows to side and rear (double aspect). Wall-mounted electric storage heater. 2 x double power points. Aerial socket. Electric coal effect fire.

### Bedroom

10'11" x 10'0" (3.33 x 3.05)

Textured ceiling. Fire alarm. Solid wood double glazed window to rear. Over-bed storage units. Wall-hung electric convactor heater. 3 x single power points.

### Bathroom

8'3" x 6'1" (2.52 x 1.86)

Textured ceiling. Extractor fan. Wall-hung electric heater. Panelled bath with mixer tap and shower tap. Electric 'Triton' shower over bath. Pedestal hand basin. Low-level WC. Electric towel rail. Karndean luxury vinyl floor.

### Outside

To the rear of Garners Wharf is a large Residents' Car Park with an allocated parking space for this flat plus additional spaces for visitors. The car park has an electronic entrance gate which can be operated by keypad or remote control. At the far end of the car park is a quiet residential seating area, an ideal spot to enjoy lunch in the sun.

### Services and Further Information

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

### Please Note

The 999-year lease is from 1987 (962 years remaining) and there is an annual ground rent/maintenance charge of £1000.00 per year. The ground rent/maintenance charge includes caretaking/gardening and buildings insurance. The building and common areas (halls/stairs/landings) plus the exterior areas are maintained to a high standard by the Management Company. There are restrictions concerning pets and external dishes/aerials.

### Council Tax

Council Tax Band A. Please contact South Holland District Council for more information on the Council Tax (01775 761161)

### Energy Performance Certificate

EPC Band C. If you would like to view the full EPC, please enquire at our Long Sutton office.

### Directions

From the Long Sutton office head southeast on High Street. Continue on to Bridge Road. After 2.7 miles turn left to continue on Bridge Road. This will become West Bank. After 312ft Garners Wharf can be found on your left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

Please visit [www.geoffreycollings.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.

GROUND FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown here may not be tested and no guarantee as to their quantity or efficiency can be given.  
Made with AutoCAD 2009

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.