

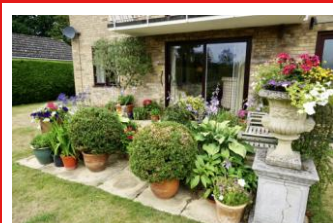


***1 Grove Court,
Woodhall Spa, LN10 6RR
Asking Price Of £275,000***



- Spacious Ground Floor Apartment
- Exceptionally Well Presented
- Large Lounge, Separate Dining Room
- Modern Stylish Kitchen
- 2 Bedrooms, Wet Room
- Garage & Parking

An exceptionally well presented and maintained two double bedroom ground floor apartment, situated in this highly regarded location within walking distance of the village centre and its excellent amenities and facilities. Internally the property is enhanced by a large lounge with dining room off and a stylish kitchen. Externally, there is a single garage and parking area and large, attractively maintained communal gardens.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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SIDE ENTRANCE HALL With radiator, door chimes and built-in shelved airing cupboard.

LOUNGE 19' 8" x 13' 7" (5.99m x 4.14m) Having feature fire surround and hearth with fitted electric coal effect fire, double and single radiators, TV point, open access to the dining room, and uPVC sealed double glazed sliding patio doors opening onto a patio area and south facing views beyond over the communal gardens.

DINING ROOM 8' 6" x 8' 5" (2.59m x 2.57m) With radiator, telephone point and south facing views over the gardens.

KITCHEN 10' 7" x 8' 5" (3.23m x 2.57m) Having a Schöck single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Neff built-in fan assisted electric oven and grill with four ring gas hob with extractor fan and light over, space and plumbing for washing machine and dishwasher, space for fridge/freezer. Part-tiled walls, telephone point and radiator.

BEDROOM ONE 17' 9" x 9' 5" (5.41m x 2.87m) Having

radiator, fitted double wardrobe with sliding double mirror doors.

BEDROOM TWO 12' 3" x 10' 4" (3.73m x 3.15m) Having radiator, telephone point and built-in triple wardrobe.

WET ROOM 8' 6" x 8' 2" (2.59m x 2.49m) Having shower area with electric shower unit with curtain and rail, pedestal hand basin and low level WC. Fully tiled walls, wall mirror, wall light, heated towel rail, built-in cupboard housing the gas fired wall mounted combination boiler.

CLOAKROOM With low level WC, corner hand basin with cupboard under, part-tiled walls and heated towel rail.

OUTSIDE - GARAGE 17' 0" x 10' 0" (5.18m x 3.05m) Which is located in a block of four, with electric remote control up-and-over door and power and light connected. There is also a cold water tap to the side of the garage.

THE GARDENS The property is set in attractively and well maintained communal gardens with ample parking to the rear available in front of the garage.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band D.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and blinds where fitted.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

TENURE - The property is **LEASEHOLD** but the owners have a 25% share in the Management Company which owns the freehold.



Ground Floor



Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: 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 - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.