

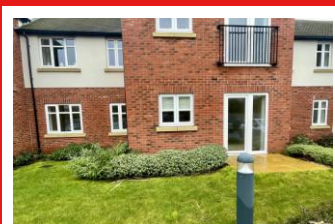


**18 Gibson Court, Tattershall Road,
Woodhall Spa, LN10 6WP**
Asking Price of £293,000



- Purpose Built Ground Floor Apartment
- Exclusive Retirement for Over 60's
- 2 Double Bedrooms (1 En-suite)
- Communal Lounge & Gardens
- On-Site Manager
- 24 Hour Call System

Gibson Court is a modern purpose built complex for the over 60's and is set towards the outskirts of the village. Gated access with shared communal facilities, this apartment is a two bedroom ground floor residence with beautifully appointed and well maintained accommodation, having sealed double glazed units and electric heating. There is an on-site manager, Monday through to Friday 9am - 3pm and the property is brought to the market with NO UPWARD CHAIN.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





Gibson Court is an exclusive retirement living development for the over 60's. These private retirement homes in this gated community share attractive communal facilities. Within easy walking is access to the village centre, this development offers a plethora of amenities, entertainment and attractions right on the doorstep. Providing safe, secure, luxurious and low maintenance homes which benefit from a friendly on-site manager to keep everything running smoothly. There is access to communal areas, such as the lounge with free WiFi and landscaped gardens for socialising. There is also a 'hotel style' guest suite as a convenient alternative when guests come to stay and can be booked for a nominal sum. There is stylish, well maintained communal spaces including a well appointed lounge, ideal for meeting with friends, neighbours and family.

All retirement apartments are designed with intelligent ergonomics and modern methods of construction to ensure they are a joy to reside in. As well as being well insulated, warm and energy efficient, they have the latest safety and security features built in.

You will benefit from a 24 hour emergency call system, intruder alarms, fire detection and door entry camera to enable you to view your visitor before allowing entry. There is an on-site manager, available from 9am - 3pm Monday to Friday.

The accommodation comprises the following:

RECEPTION HALL Having front entrance door with spy-hole, 24 hour Tunstall emergency response module, electric wall heater, in-set ceiling lights, smoke detector and security entry system with intercom.

LARGE WALK IN UTILITY CUPBOARD With shelving and also housing the electric meter and hot water thermal store. There is also a Bosch washing machine included in the sale.

LOUNGE/DINER 23' 4" x 11' 8" (7.11m x 3.56m) (Max) Having electric wall heater, TV and telephone points, uPVC sealed double glazed door to a small slabbed patio area and communal gardens beyond.

KITCHEN 7' 11" x 7' 3" (2.41m x 2.21m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and concealed lights. Bosch built-in fan assisted electric oven and grill with Bosch four ring ceramic hob with extractor fan and light over, integral fridge, separate freezer.

BEDROOM ONE 12' 8" x 9' 9" (3.86m x 2.97m) Having electric wall heater, TV and telephone points. Door to: **LARGE WALK IN WARDROBE** 6' 7" x 4' 8" (2.01m x 1.42m) With shelving and hanging rail. **EN-SUITE SHOWER ROOM** Having large walk in shower cubicle with hand rail, vanity hand basin with double cupboard under and low level WC. Tiled floor, wall mirror, wall cabinet, electric heated towel rail and extractor fan.

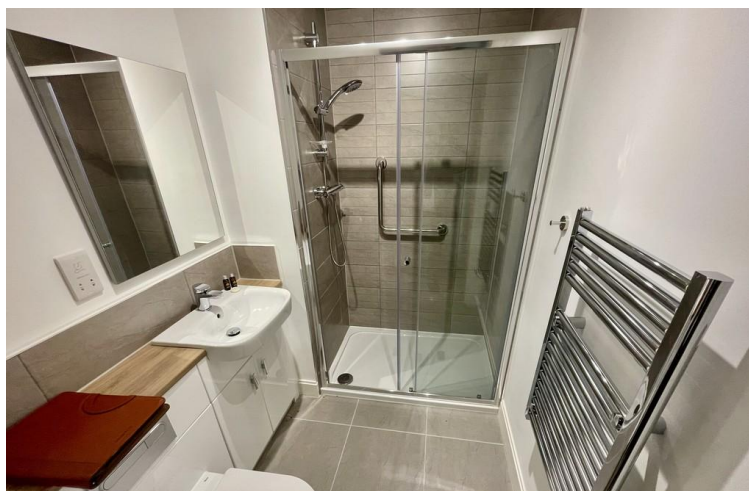
BEDROOM TWO 10' 8" x 9' 4" (3.25m x 2.84m) With electric wall heater, TV and telephone points.

SHOWER ROOM 7' 0" x 5' 2" (2.13m x 1.57m) Having large walk-in shower cubicle with sliding doors. Vanity hand basin with double cupboard under and low level WC. Wall mirror, shaver point, extractor fan, electric towel rail and tiled flooring.

OUTSIDE Good sized communal gardens and car-parking, however the apartment does not have any allocated parking facilities. Purchase of a car-parking space may be available by separate negotiation with the management company.

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

VIEWING - Strictly and only by prior appointment to be made through the Agents - Walters



Ground Floor



SERVICE CHARGE

- House Manager on-site Monday - Friday 9am - 3pm
- 24 hour emergency call system
- Cleaning of the communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity of TV, for further information please contact the site manager.

The service charge is £4,840.78 per annum (up to the financial year ending 28/02/2025)

LEASE INFORMATION - Term of lease is 999 years as from 1st January 2021. Ground rent is £495 per annum and is due for review 31st May. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.

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.

