

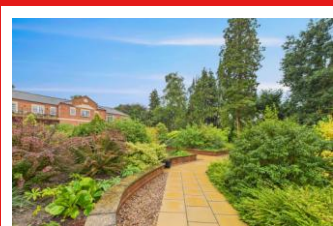


**6 The Alexandra, The Broadway,
Woodhall Spa, LN10 6SF
Asking Price Of £199,950**



- Beautifully Appointed First Floor Apartment
- 15th Share of Freehold
- Gated Land Marked Building
- Allocated Parking
- Communal Gardens
- NO UPWARD CHAIN

A rare opportunity to acquire a charming and well-presented first floor leasehold apartment, benefitting from a 15th share of the freehold, set within a gated landmark building of historical interest. The apartment offers both character and convenience, with generously proportioned accommodation and access to large, established communal gardens. An allocated parking space is included. Ideally situated just a short walk from the village centre, residents enjoy easy access to a wide range of local amenities and facilities. Offered with no upward chain, this property represents an excellent opportunity for both homeowners and investors alike.



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





This gated community has the benefit of CCTV coverage and once having gained entrance into the large communal reception hall there is a lift or staircase to the first floor where the apartment is located.

The apartment maintains many period features including high ceilings, picture rails and deep skirting boards. There is gas fired central heating and all sealed double glazed windows have secondary internal double glazing. The accommodation briefly comprises:

RECEPTION HALL Having full height double cloaks cupboard and further built-in airing cupboard also housing the gas fired wall mounted combination boiler.

LIVING DINING KITCHEN - LIVING AREA 15' 9" x 9' 10" (4.8m x 3m)

KITCHEN AREA 15' 5" x 10' 2" (4.7m x 3.1m) With views over the Broadway and having a fully equipped kitchen to one end comprising: 1½ bowl stainless steel sink in-set into granite work surfaces with base cupboards including integral dishwasher, fridge, freezer and washer/dryer. Built-in

electric oven and grill with four ring electric hob over, extractor fan and lights. The DINING AREA has a fitted bay window seating area. The LIVING AREA has an electric coal effect fire set within a decorative surround together with TV and telephone points.

BEDROOM ONE 16' 1" x 10' 6" (4.9m x 3.2m) With double aspect from the front of the building, having fitted double wardrobe, two radiators, TV and telephone points. EN-SUITE BATHROOM Having panelled bath with shower over, hand basin and low level WC. Illuminated wall mirror, part-tiled walls, extractor fan, heated towel rail, and built-in double linen cupboard.

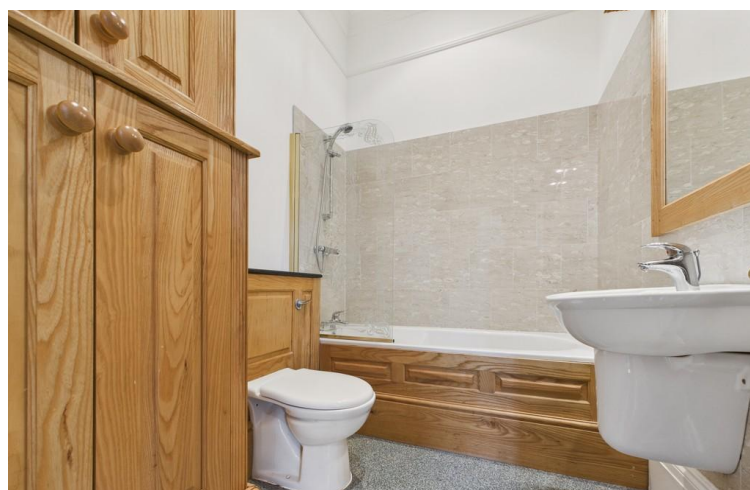
BEDROOM TWO 12' 5" x 11' 2" (3.78m x 3.4m) With double aspect, two radiators, TV and telephone points. EN-SUITE SHOWER ROOM Having panelled bath with shower over, vanity hand basin and low level WC. Part-tiled walls, extractor fan, illuminated wall mirror, heated towel rail.

OUTSIDE The property is approached through automatic electric gates and over an in-and-out driveway, leading to allocated parking by the main entrance door. The well-designed communal gardens are landscaped with a variety of decorative shrubs to borders and a choice of attractive seating areas. There are also individual secure /lockable storage compartments.

OUTGOINGS - The property is situated with the East Lindsey District Council and we are advised is in Property Band C. There is also a MANAGEMENT CHARGE paid twice yearly, for this financial year is approximately £2,300.00. This charge covers the cleaning of the communal areas, insurance, maintenance of outside areas, repairs and outside decoration, together with the upkeep of communal areas, gardens, lights and the CCTV system.

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 curtains. **Please note** we understand from the lease that no ANIMAL/BIRD/REPTILE shall be kept in the property, unless exception is given by the MANAGEMENT COMMITTEE.



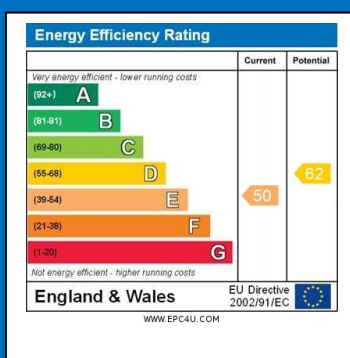


Floor plans are to show layout only and not drawn to scale.

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.



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.