



Stafford Vere Court, The Broadway, Woodhall Spa, LN10 6SQ

welcome to

Stafford Vere Court The Broadway, Woodhall Spa

- TOP FLOOR APARTEMENT SITUATED WITHIN THE HEART OF WOODHALL SPA, JUST OPPOSITE THE GOLF COURSE
- WITHIN WALKING DISTANCE TO ALL RELEVANT AMENITIES WITHIN THE VILLAGE
- LARGE DOUBLE BEDROOM
- MODERN KITCHEN & BATHROOM
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£110,000

view this property online williamhbrown.co.uk/Property/LCR122858



Property Ref:
LCR122858 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hall

Access via frond door, door into lounge.

Lounge

24' 5" x 14' 10" (7.44m x 4.52m)
Double glazed window to rear, double glazed window to side, radiator to wall, door into corridor which leads to further rooms.

Kitchen

11' 6" x 9' (3.51m x 2.74m)
Double glazed window to rear, kitchen comprises range of floor and wall based cupboards, wash hand basin with drainer, gas hob, extractor fan, electric oven and tiled splasbacks to rear of kitchen units.

Bedroom One

15' 1" x 10' 9" (4.60m x 3.28m)
Two double glazed windows to side, radiator to wall and built in storage cupboard.

Bathroom

WC, wash hand basin, tiled floor, shower cubicle, tiled walls, heated towel rail and extractor fan to wall.

Parking

Allocated parking for one vehicle to the front.



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