



Sandars Maltings Bridge Street, Gainsborough DN21 1JA

welcome to

Sandars Maltings Bridge Street, Gainsborough

Offered with NO UPWARD CHAIN is this modern two DOUBLE BEDROOM apartment. Positioned in the iconic Sandars Malting's development overlooking the River Trent. An IDEAL INVESTMENT with an EXCELLENT RENTAL YIELD. Positioned within close proximity to a wealth of amenities.



Leasehold Details

Service charge - £1629.37 per annum
Ground rent - peppercorn
Lease Length 125 years from 1 Jan 2004

Communal Entrance

Intercom and fob access.

Entrance Hall

Intercom

Walk In Storage Cupboard

Plumbing for a washing machine and space for a buyer.

Kitchen/ Living

11' 5" x 18' 7" (3.48m x 5.66m)

Fitted with cream high gloss wall and base units with a stainless steel sink and drainer and splashback tiling. Electric hob and oven, space for an undercounter fridge. Tv and Internet point, electric heater and a double glazed window.

Bedroom One

12' 2" max into recess x 12' 3" (3.71m max into recess x 3.73m)

Double glazed window, TV point and an electric heater. A door leads to the Jack and Jill ensuite.

Bedroom Two

11' 7" x 8' 9" max (3.53m x 2.67m max)

Double glazed window and an electric heater.

Jack And Jill Bathroom

Doors lead from the entrance hall and bedroom one to the bathroom with a bath with a shower above, aquaboarding to the splashbacks and a glass screen, wash hand basin and a w.c. Shaver point and an extractor fan.

Parking

Allocated parking spaces.



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welcome to

Sandars Maltings Bridge Street, Gainsborough

- Modern conversion two double bedroom apartment
- Secure intercom access
- Ideal buy to let investment - excellent rental yield
- Allocated parking
- Close to many amenities

Tenure: Freehold EPC Rating: D

£55,000

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Property Ref:
RFD109367 - 0003

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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.



Please note the marker reflects the
postcode not the actual property



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