



Carlisle Mews, Gainsborough DN21 2HW

welcome to

Carlisle Mews, Gainsborough

Offered with NO UPWARD CHAIN is this two bedroom first floor flat with open plan living and kitchen area. Ideal investment property situated on a development to the fringes of Gainsborough town.



Living Kitchen

12' 3" plus recess x 12' 8" (3.73m plus recess x 3.86m)
Fitted with wall and base units, sink and drainer units,
complementary work surfaces and tiled splash back.
Freestanding oven and plumbing for washing
machine. Electric heater.

Bedroom One

9' 10" into recess x 9' 2" (3.00m into recess x 2.79m)
Central heating radiator and double glazed window.

Bedroom Two

9' x 9' 2" (2.74m x 2.79m)
Electric heater and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with tiled
splash back.

Lease

Please note this property will be leasehold on
completion of the sale.

Length of lease: 150 years from 1 January 2023

Service charge: £1216.33 P/A

Ground rent: Nil



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Carlisle Mews, Gainsborough

- NO UPWARD CHAIN
- Ideal investment opportunity
- Two bedroom first floor flat
- Open plan living kitchen
- Shared car park

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110238 - 0002

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.



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