



JOHN TAYLORS
EST. 1859

10 James Court Louth LN11 0JY

£129,000

This spacious first floor flat set back from James Street, enjoys delightful communal gardens with views over the River Lud. Ideally located within easy reach of the town centre, the property benefits from off street parking, two double bedrooms and gas fired central heating and is offered to the market with no onward chain.

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

Entrance Lobby

With uPVC double glazed front door, stairs leading up to first floor landing.

Lounge

With uPVC double glazed window, radiator, digital central heating control panel, telephone point and glazed double doors opening to: 15'9" x 10'9" (4.86m x 3.35m)

Breakfast Kitchen

With shaker- style fitted wall and base cupboards, wood block worktops over, integrated electric hob, oven, extractor hood, stainless steel sink and drainer, tiled splashback, space for washing machine, integrated slimline dishwasher, radiator, uPVC double glazed window which enjoys views over the communal gardens & the River Lud. Maximum width measurement.

15'5" x 10'2" (4.75m x 3.11m)

Inner Hallway

With radiator, access to roof space, large built-in cupboard with storage shelving.

Bedroom 1

With fitted wardrobes and cupboards over, radiator, uPVC double glazed window with views over the communal gardens & river.

Minimum width measurement. 11'9" x 9'8" (3.64m x 3m)



Bedroom 2

With fitted wardrobe and cupboard over, radiator, uPVC double glazed window and electric consumer unit.

11' x 9'1" (3.37m x 2.78m)

Shower Room

With large walk-in shower cubicle having mains fed shower, wash basin, close couple toilet, radiator, uPVC double glazed window, extractor fan, airing cupboard housing Ideal gas fired Combi central heating boiler. Maximum width measurement.

9' x 8'1" (2.77m x 2.49m)

Outside

The property is accessed via a communal footpath leading to the delightful shared gardens & the property's own entrance footpath with room for pots and wheelie bins. At the rear of the property is a communal car park with an allocated parking space.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Mobile

We understand from the Ofcom website there is 74% coverage from 02, 74% with EE, 62% with 3 and 72% coverage with Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 66 Mbps and upload speed of 14 Mbps. Ultrafast broadband download speed 10000 Mbps and upload speed of 1000 Mbps. Openreach and Nextfibre are the available networks.

Tenure

The property is understood to be leasehold with a long lease with an initial term of 201 years from 1st October 1982 and a ground rent, insurance and service charge currently £522 per annum. The freehold is held by a management company.



Council Tax Band

According to the government online portal, the property is currently in Council Tax Band A.

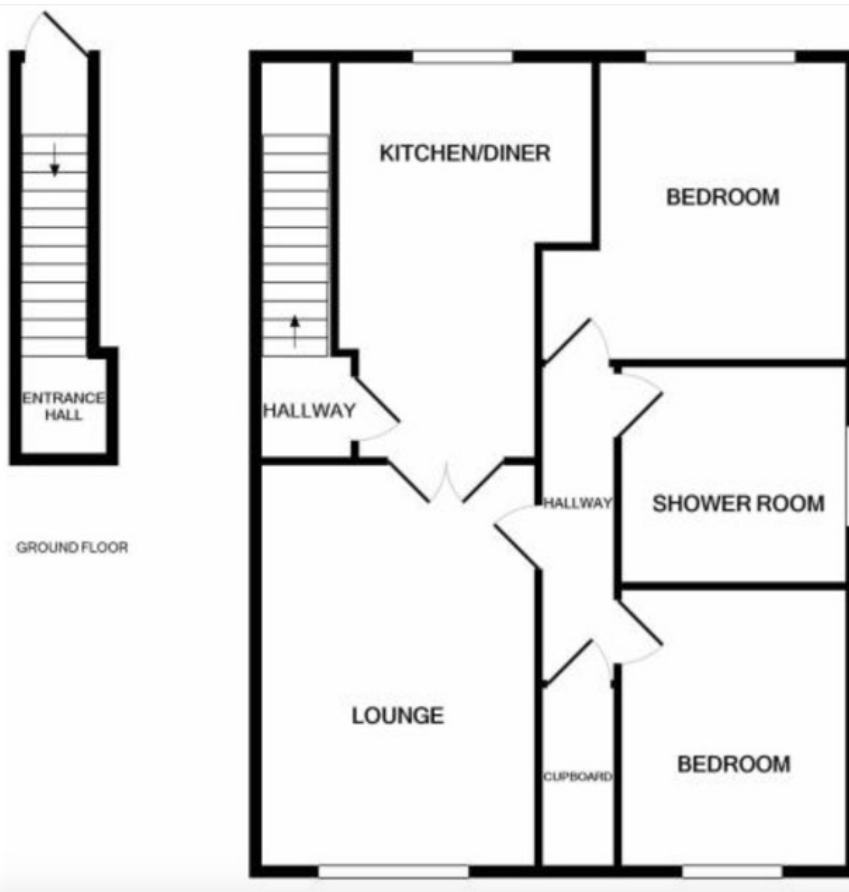
Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





John Taylors

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Energy Efficiency Rating		
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		Current: 76 Potential: 78

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.