

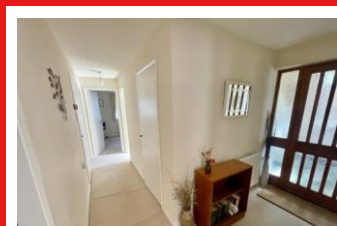
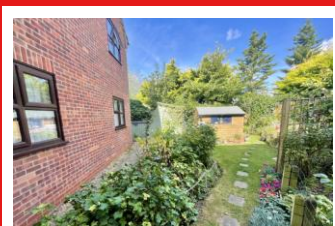


*1 Rolleston Court, Bridge Street,
Horncastle, LN9 5HZ
Asking Price Of £125,000*



- Well Maintained Ground Floor Apartment
- Small Complex of Similar Properties
- Lounge/Diner, Kitchen
- 2 Bedrooms, Shower Room
- Small Private Garden. Car-Parking
- Discreet Central Town Location

A well presented and maintained two bedroom ground floor leasehold apartment in a development of similar type properties, set back from Bridge Street in the heart of the market town of Horncastle. The apartment has the benefit of allocated parking, shared and private garden area, an ideal retirement home, having gas fired central heating and uPVC units throughout. The Agent's thoroughly recommend an internal inspection.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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GROUND FLOOR SHARED ENTRANCE HALL With glazed door to: **RECEPTION HALL** having radiator, wall thermostat, telephone point, smoke detector, built-in shelved storage cupboard and built-in cloaks cupboard.

LOUNGE/DINER 20' 0" x 12' 7" (6.1m x 3.84m) Having uPVC sealed double glazed side entrance door which opens onto a private patio area, two radiators, wall lights, TV and telephone points.

KITCHEN 11' 6" x 9' 7" (3.51m x 2.92m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over with concealed lights. Zanussi built-in electric double oven and grill, four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine and tumble dryer. Space for fridge, radiator, part-tiled walls and gas fired wall mounted boiler.

BEDROOM ONE 12' 7" x 9' 7" (3.84m x 2.92m) With views of side and rear garden, radiator.

BEDROOM TWO 9' 4" x 9' 2" (2.84m x 2.79m) With

radiator and fitted range of wardrobes to one wall.

SHOWER ROOM 6' 5" x 5' 7" (1.96m x 1.7m) Having fully tiled walls with corner shower cubicle with sliding doors, pedestal hand basin and low level WC. Radiator, extractor fan.

THE GARDENS The property is set within a small complex of similar properties and set back from Bridge Street in private communal gardens with large gravel area with an allocated parking space. There is a private part-walled patio area to the side leading to a small rear garden with GREENHOUSE and several fruit bushes.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A. The property is LEASEHOLD and we understand that the lease expires in 2237. There is a service charge and full details are available from the Agent.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



Ground Floor



Floor plans are to show layout only and are 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.

EPC GRAPH TO FOLLOW

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.