



CARTMEL COURT, DEEPING ST JAMES, PE6 8EL

£169,000 LEASEHOLD

A delightful first floor apartment in the over 55's development of Cartmel Court, enjoying uninterrupted views over the river from your sitting room. A light fresh finish throughout with modern kitchen and bathroom, two good bedrooms and communal gardens, a few minutes from the town centre.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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Through the covered archway and into the communal parking and gardens, with plenty of spots to sit and enjoy the views over the river and fields beyond. A shared entrance for just two first floor apartments leads to the stairwell and stairs lead up to the first-floor landing to the left are apartment, with entrance door opening through to:

ENTRANCE HALL

A long and inviting reception greets you with recess coats cupboard, and recessed boiler cupboard, loft access, power point and entry phone.

BEDROOM

10'4 x 8'2 a bright bedroom with UPVC window to the front aspect, radiator and power points.

BEDROOM

14'4 x 8'5 a lovely double bedroom with UPVC window to the rear aspect, built in twin double wardrobes with hanging rails and drawer units, radiator and power points.

BATHROOM

With frosted UPVC window to the front aspect comprising a modern refitted three-piece suite, low level

WC, wash hand basin set in vanity unit and panel bath with shower over, fully tiled walls, Chrome heated towel rail and tiled effect flooring.

SITTING ROOM

15' x 14'4 a wonderful light reception room, a lovely square room with ample space for dining as well as sofas, with UPVC picture window to the rear aspect and enjoying views over the River Welland and fields beyond, radiator, power points and TV point.

KITCHEN

11'5 x 7'9 a modern fresh kitchen with UPVC window to the front aspect, comprising a range of refitted base and eye level storage units, incorporating straight edge work surface with 1 ¼ ceramic sink inset, pan draws, power points, integrated oven and four ring induction hob with extractor hood over, plumbing and space for washing machine, integrated fridge and freezer, heated towel rail, tiled splash backs and tiled effect flooring.

OUTSIDE

The communal space is a lovely courtyard adjacent to the banks of

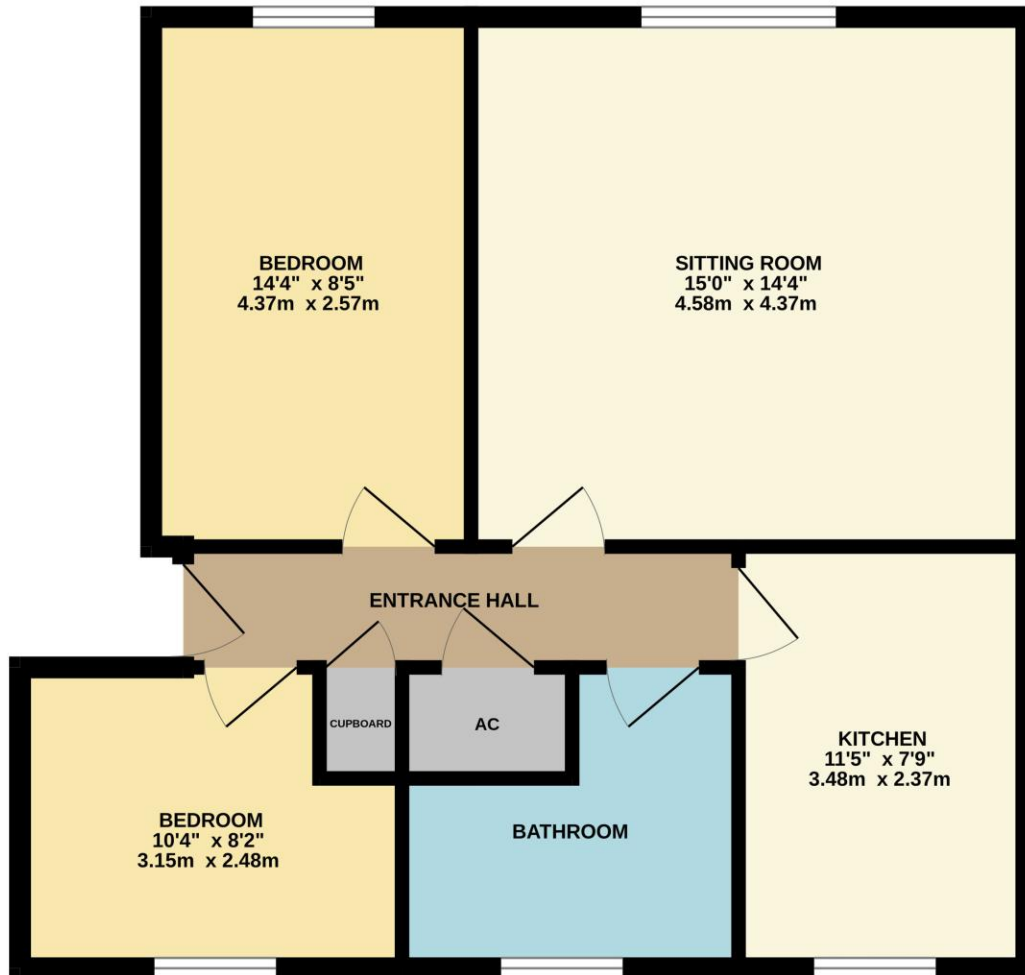
the River Welland with attractive seating areas to admire the views, there is numbered parking for one vehicle per apartment within the development.

NOTE

The apartment is leasehold, which was topped up in 2016 to 999 years, with 990 years remaining. There is a management service charge of £250 per quarter which includes ground rent (information from 2023/2024)



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error. The position and size of doors, windows, appliances and other features are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	77	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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