



TOWGOOD CLOSE, HELPSTON, PE6 7AP
£165,000 LEASEHOLD

A rare chance for an affordable property within the well-regarded village of Helpston, an ideal first time buy or the lock up and leave traveller. This ground floor apartment is one of just six set within its own courtyard and communal gardens. A surprisingly generous space with two 16ft bedrooms

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

Winkworth

for every step...



winkworth.co.uk



Into a private allocated parking courtyard, past the bike shed and up to the modern façade, via the telephone intercom system you enter the bright neutral shared space, stay to the ground floor through a second doorway and right into the lobby, with part glazed UPVC door to the communal gardens and access to our apartment, one of just six in the block

ENTRANCE HALL

17'5 in length, a lovely light reception that stretches out in front of you, with UPVC window overlooking the gardens, recessed storage cupboard, radiator and power points.

BEDROOM ONE

16' x 8'3 a good size room with UPVC window to the front aspect, radiator and power points.

BEDROOM TWO

16' x 8'4 another good-sized bedroom, with UPVC window to the front aspect, radiator and power points.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern white three piece suite, low level WC, pedestal wash hand basin and panel bath with shower over, tiled splash backs, extractor fan and wood effect flooring

OPEN PLAN LIVING ROOM

17'8 x 11'10 opening to 19'7 a lovely light living space, ample room for sofas and a table, with UPVC window to the front aspect, dual radiators, power points, TV point and opening through to;

KITCHEN

8'5 x 7'7 set back from the main living area, yet open plan in design, with UPVC window to the rear aspect, comprising a range of modern white high gloss base and eye level units, incorporating contrasting roll edge work surface with stainless steel 1 ¼ sink inset and mixer tap over, integrated stainless steel oven and four ring hob with stainless steel extractor fan over, fridge/freezer space, plumbing and space for washer/dryer, wall mounted boiler, power points and extractor fan.

OUTSIDE

Set within its own courtyard with individual allocated parking spaces for the apartments, communal bike rack and bin store to the front. At the rear of the block are two lawned communal gardens enclosed by fencing.

NOTE

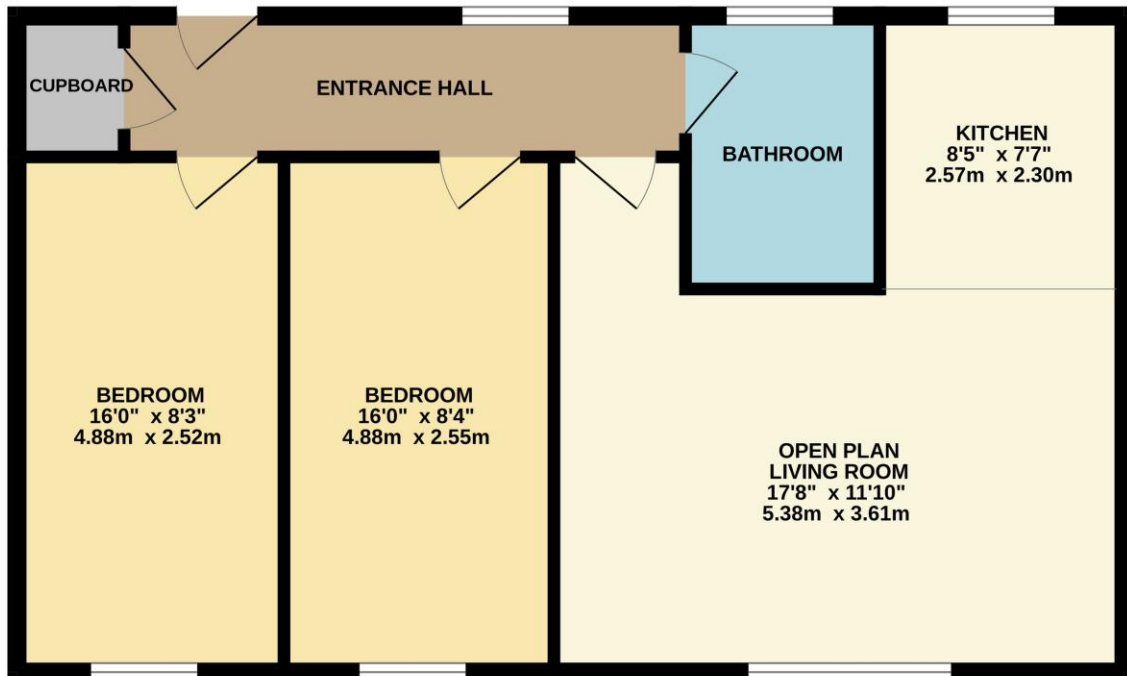
The property is leasehold with 116 years remaining on a 125-year term.

The seller informs us that the service charge and ground rent averaged over the last 6 years at £775 per annum combined, renewed annually in March. The apartment also benefits from an air ventilation system. The central heating is LPG which services the whole road and is refilled automatically, and each property is charged for its own independent usage.



GROUND FLOOR

696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(61-81) B		
(39-60) C	74	74
(22-55) D		
(9-38) E		
(1-21) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.