



Flat 2 Rosewood

5-7 Cromwell Avenue, Woodhall Spa, Lincolnshire LN10 6TH

£199,950

NO ONWARD CHAIN

BELL

ROBERT BELL & COMPANY



Flat 2 Rosewood

Woodhall Spa, Lincoln LN10 6TH

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston - 17 miles

(Distances are approximate)

Situated within the conservation tree-lined avenues of this most sought-after Lincolnshire village stands Rosewood, an elegant development of stylish apartments. Apartment 2 is situated to the ground floor, providing two double bedrooms, en-suite to main bedroom, living room overlooking the communal gardens and well-equipped kitchen. Externally the apartment has allocated parking and paved patio area off the living room. The many shopping and social facilities are all within easy walking distance. A viewing is highly recommended to fully appreciate the accommodation on offer. **LEASEHOLD.**

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

Entrance into the property is gained through a glazed panel entrance door leading into:

Communal Entrance

With lift and staircase to the first floor. The door to apartment two is to the left leading to:





Entrance Lobby

With door to:

Reception Hall

With intercom phone to main entrance door. There is a radiator, power points and door to:

Living Room 16' 6" x 12' 3" (5.03m x 3.73m)

Overlooking the communal rear garden through glazed panel door and having radiator and power points.

Kitchen 14' 1" x 9' 8" (4.29m x 2.94m) an irregular shaped room

With views over Cromwell Avenue and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units, integral washing machine and integral fridge freezer to one end and there is also plumbing for a dishwasher. There is a four-ring gas hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is a radiator and power points.

Bedroom 1 13' 2" x 12' 10" (4.01m x 3.91m)

With front aspect and having a wide range of full height fitted wardrobes having inset drawers. There is a radiator, power points and door to **En-Suite** having a suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a radiator and extractor fan.

Bedroom 2 13' 2" x 10' 1" (4.01m x 3.07m)

With front aspect and having radiator and power points.

Bathroom

With a white suite comprising paneled bath with shower over, wash hand basin over vanity unit and a low-level WC. There is a radiator and extractor fan.

Outside

The property has parking directly and in view to the front of the property. There is lawned communal gardens and paved patio area off the living room.



Cromwell Avenue, Woodhall Spa, LN10

APPROX. GROSS INTERNAL FLOOR AREA 926 SQ FT 86 SQ METRES



Further Information

LEASEHOLD

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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