



Apartment 18, Gibson Court  
Tattershall Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6WP

£293,000  
NO ONWARD CHAIN

**BELL**





## 18 Gibson Court

Tattershall Road, Woodhall Spa LN10 6WP

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

**Gibson Court** - Situated within the most sought-after Lincolnshire village of Woodhall Spa, Gibson Court is an exclusive retirement living development for the over 60's. These private retirement homes in this gated community, share attractive communal facilities and an amazing location close to the heart of Woodhall Spa. With easy walking access to the village center, this retirement living development offers a multitude of amenities entertainment and attractions right on the doorstep. This retirement living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum. Gibson Court retirement living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat. All our new retirement apartments are designed with intelligent ergonomics and modern methods of construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door, as well as the reassurance of a manager on-site in office hours, Monday to Friday.





**A stylish two double bedroom ground floor apartment enhanced by en-suite and walk-in wardrobe to main bedroom and uPVC door to paved patio area.**

#### **Accommodation**

##### **Entrance Hall**

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard with shelving which also houses the electrical meter and hot water thermal store. Light switches, smoke detector, and security entry system with intercom. Doors lead to both bedrooms, living room and shower room.

##### **Lounge 23' 4" x 11' 8" (7.11m x 3.55m) narrowing to 8' (2.44m)**

A bright and airy lounge with large window which allows lots of natural light in and incorporates a French door which leads to a patio area which is large enough to have a bistro set and leads onto the well-maintained communal gardens. The lounge provides ample room for dining. TV point with the provision for Sky+. Telephone point. Two ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

##### **Kitchen 7' 11" x 7' 3" (2.41m x 2.21m)**

Fitted kitchen with a range of modern white high gloss base and wall units with under lighting to the wall units. Fitted roll edge work surfaces and splash back. A garden facing window with blind sits above the stainless-steel sink with lever tap and drainer. Built in waist height oven with space above for a microwave. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

##### **Main Bedroom 12' 8" x 9' 9" (3.86m x 2.97m)**

This spacious bedroom benefits a large window which provides views towards the gardens. TV point with the provision for Sky+. Telephone point. Two ceiling lights and raised electric power sockets. Door leads into a **Walk-in Wardrobe 4' 8" x 6' 7" (1.42m x 2.01m)** with shelving and hanging rail, further door leads onto the en-suite.

##### **En-Suite**

Fully tiled fitted modern suite comprising; a full width walk-in shower with glass screen and support rail, WC, vanity unit with inset wash basin and mirror above, shaver point and heated towel rail.

##### **Bedroom 2 10' 8" x 9' 4" (3.25m x 2.84m)**

Double second bedroom which could be used for dining or hobby / study room. Window with garden views. Ceiling light and raised electric power sockets.







Total floor area 71.6 sq.m. (771 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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#### Shower Room 7' 0" x 5' 2" (2.13m x 1.57m)

Fully tiled fitted modern suite comprising; a large shower cubicle with glass sliding door and support rail, WC, vanity unit with inset wash basin and mirror above and heated towel rail.

#### Service Charge

- \* House Manager on-site Monday-Friday 9-3
- \* 24-hour emergency call system
- \* Cleaning of communal windows
- \* Water rates for communal areas and apartments
- \* Electricity, heating, lighting and power to communal areas
- \* Upkeep of gardens and grounds
- \* Repairs and maintenance to the interior and exterior communal areas
- \* Contingency fund including internal and external redecoration of communal areas
- \* Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £4,840.78 per annum (up to financial year end 28/02/2025)

#### Lease Information

Lease Length: 999 years from 1st Jan 2021

Ground rent: £495 per annum

Ground rent review: May-31

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

#### Additional Information and Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**East Lindsey District Council – Tax band: B 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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

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