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Church Close, Louth



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property it must be


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£120,000



This charming one-bedroom flat, ideally located in the town centre yet offering a peaceful atmosphere, features an open-plan layout with a vaulted ceiling, a balcony, allocated parking and a single garage, making it an attractive option for first-time buyers or investors seeking a promising return on investment.

Key Features

- Town Centre Location
- 2nd Floor Apartment
- Peaceful Living Atmosphere
- Open Plan Living Kitchen
- Generous Double Bedroom
- Ample Storage Space
- Three Piece Bathroom Suite
- Private Balcony
- Single Garage & Allocated Parking
- EPC rating TBC
- Tenure: Leasehold





For sale is this charming 2nd floor, one-bedroom flat, situated in an ideal town centre location, yet offering a peaceful and quiet living atmosphere. This property is ideal for first-time buyers or investors who are looking for a promising return on their investment.

The flat is in good condition, ready to move in and offers a host of unique features that truly set it apart. The property is open plan, creating a sense of spaciousness and fluidity throughout. The reception room is particularly striking, with a vaulted ceiling and two bay windows that flood the room with natural light, making it a perfect space for relaxation or entertaining guests.

The bedroom is a generous double room, serving as a comfortable master bedroom. The flat also includes a three-piece bathroom suite, providing all the necessary facilities for modern living.

The kitchen is similarly open plan, fitted with a built-in oven and hob and plumbing for washing machine. This configuration makes it a sociable space, ideal for cooking and entertaining simultaneously. The open-plan layout allows the kitchen, dining and living areas to flow seamlessly into one another, creating a communal space that is both functional and welcoming.

Further enhancing the flat's appeal is the inclusion of a single garage and an allocated parking space, as well as additional storage space to the ground floor communal entrance and on the landing of which the current owner stores a freezer and tumble dryer. These features add considerable convenience and are a real asset in a town centre location where parking and storage can often be at a premium.

The flat also boasts an entrance hall with a built-in double wardrobe and a single airing cupboard, offering additional storage and contributing to the overall sense of space within the property.

An additional unique feature of the property is its balcony. This outdoor space offers a fantastic place for occupants to enjoy some fresh air, adding an extra dimension to the living space.

This well planned accommodation also benefits from gas fired central heating and sits under a council tax band 'A'.

In summary, this one-bedroom flat offers a unique combination of features that make it an attractive prospect for a range of buyers. Its town centre location, open-plan layout, allocated parking and single garage, along with the added benefit of a balcony, make it a truly unique property. Whether you are a first-time buyer looking for a comfortable home in a convenient location, or an investor seeking a property with a high potential rental yield, this flat is a fantastic opportunity not to be missed.

Room Measurements

Lounge Area: 10'08" x 15'06"

Kitchen: 5'06" x 8'11"

Bedroom: 9'06" x 11'08"

Bathroom: 6'00" x 9'00"

Disclaimer

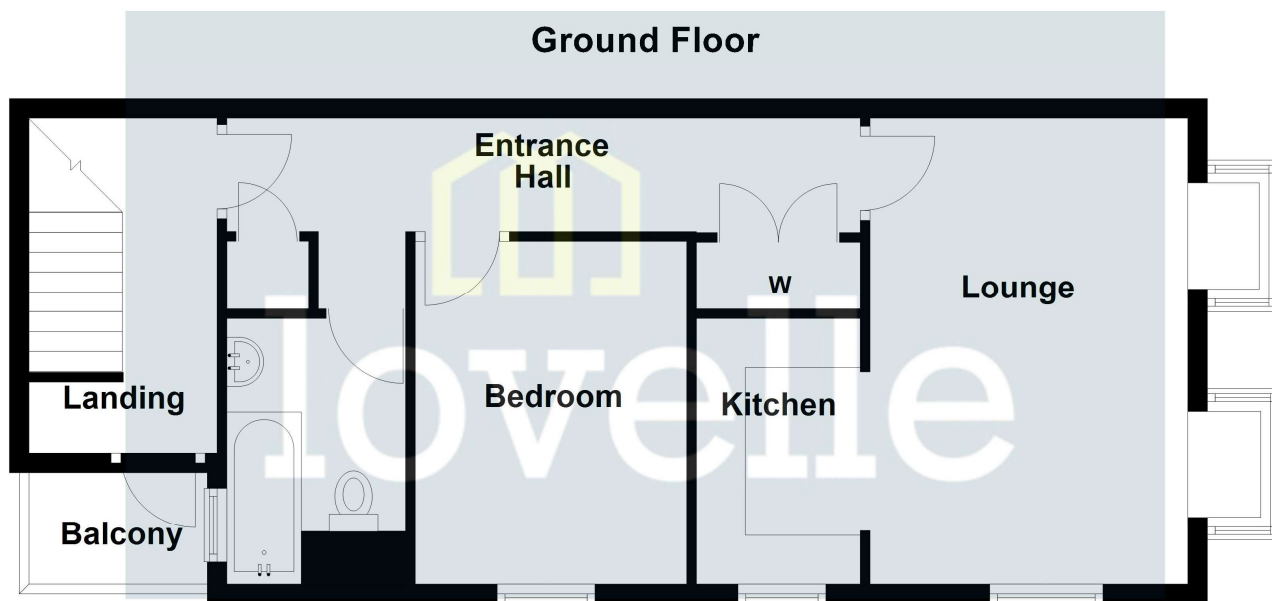
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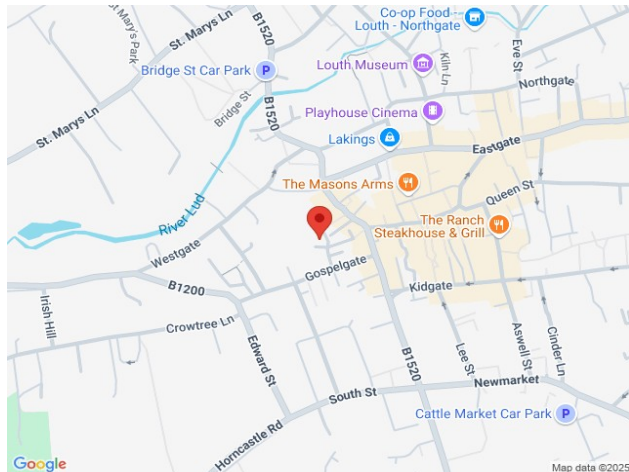
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Leasehold Terms

Please note the property has approximately 158 years remaining on the lease and there is a annual ground rent payable at £30.00.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.




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