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Caistor Road, Market Rasen



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property it must be


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£146,000



STUNNING GROUND FLOOR APARTMENT in Popular Gated Over 50s Residential Location. Grade II Listed Converted mill providing well presented and spacious accommodation. Comprising Entrance Hall, Study, Lounge Diner, Kitchen, 2 Bedrooms & Shower Room. Private & Communal Gardens, Parking. NO ONWARD CHAIN

Key Features

- Ground Floor Apartment
- Grade II Listed Converted Mill
- Gated Over 50s Residential Location
- Spacious & Well Presented Throughout
- Communal Entrance with Intercom
- Entrance Hall, Study, Shower Room
- EPC rating D
- Tenure: Leasehold





Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

Communal Entrance

communal entrance with intercome provides access to the properties main entrance door

Entrance Porch

1.69m x 2.08m (5'6" x 6'10")

timber entrance door, electric heater and airing cupboard housing hot water cylinder

Hallway

1.34m x 3.65m (4'5" x 12'0")

storage cupboard and electric heater

Study

3.81m x 2.78m (12'6" x 9'1")

glazed window to front aspect with secondary glazing and electric heater

Lounge Diner

7.19m x 5.24m (23'7" x 17'2")

glazed windows to front and rear aspects with secondary glazing, 2 electric heaters, feature fire place with electric fire and timber rear entrance door

Kitchen

3m x 3.02m (9'10" x 9'11")

a range of fitted wall and base units, space and plumbing for washing machine, electric oven, stainless steel sink unit, space and plumbing for dishwasher, 4 ring hob, space for fridge freezer, tiled splash backs, vinyl flooring and glazed window to rear aspect with secondary glazing

Bedroom 1

3.02m x 4.67m (9'11" x 15'4")

2 glazed windows to rear aspect with secondary glazing, electric heater and a range of fitted wardrobes

Ensuite WC

1.87m x 1.94m (6'1" x 6'5")

low level WC, pedestal hand wash basin, tiled splash backs, vinyl flooring, heated towel rail and storage cupboard

Bedroom 2

2.46m x 3m (8'1" x 9'10")

glazed window to front aspect with secondary glazing and electric heater

Shower Room

1.83m x 1.95m (6'0" x 6'5")

3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower cubicle, splash backs, vinyl flooring, heated towel rail and glazed window to front aspect with secondary glazing

Gardens

the property benefits from an attractive setting within managed communal grounds, seating areas and extensive gardens. Furthermore this particular property has its own private decking area with stunning views over the river.

Parking

the property benefits from one allocated parking space as well as a visitors parking area

Development Fees

Ground Year Per Annum - £25

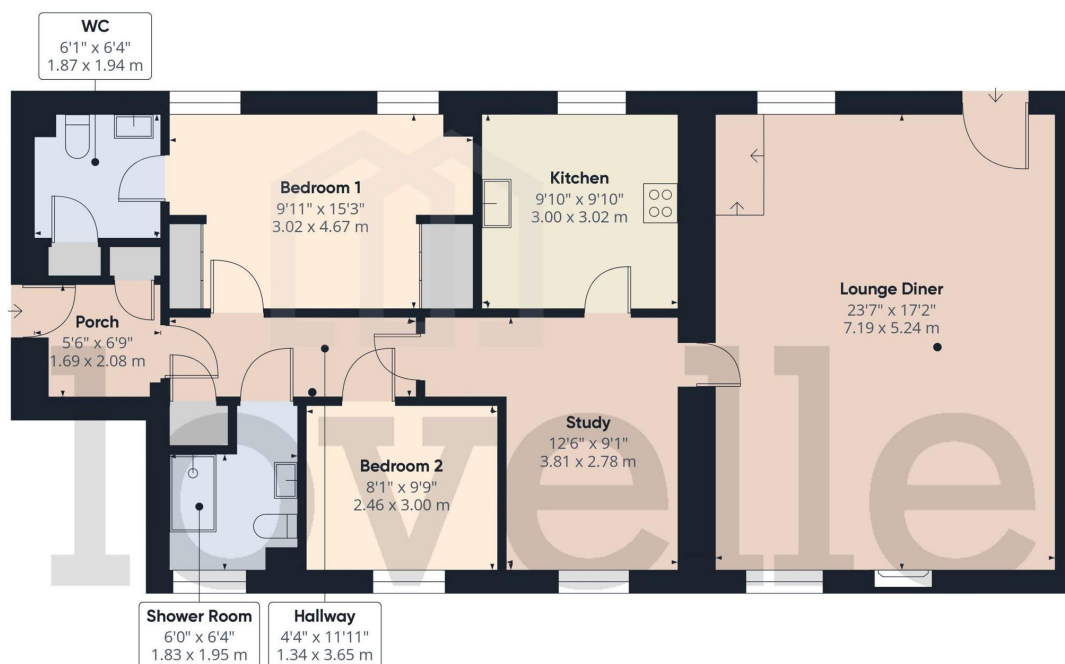
Service Charge Per Annum - £1200 (Paid 6 Monthly)

999 Year Lease from 01/01/2013 - 01/01/3012 - 987 Years Remaining

Agents Notes

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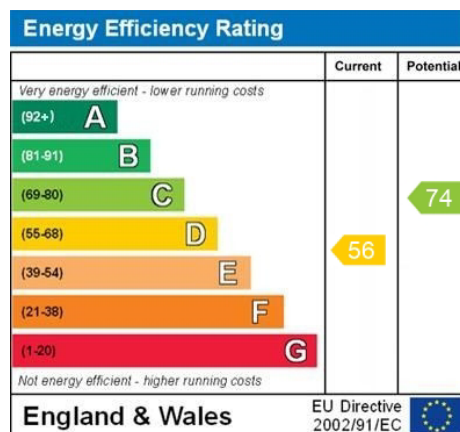
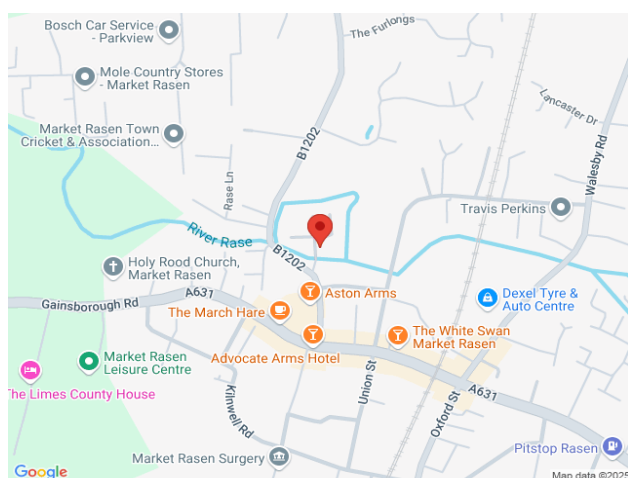


Approximate total area[®]
1045.06 ft²
97.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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