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Fitzwilliam Court, Market Rasen



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When it comes to
property it must be


lovelle



Offers in excess of £55,000

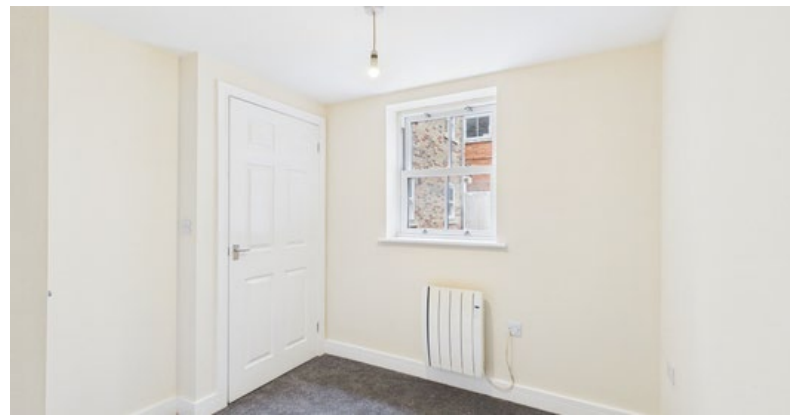


ATTENTION CASH BUYERS ONLY - MODERN DEVELOPMENT We are pleased to offer for sale this ground floor 1 BEDROOM APARTMENT. Situated in the heart of Market Rasen. Close to all local amenities in popular market town of Market Rasen.

*** NO ONWARD CHAIN ***

Key Features

- Ground Floor Apartment
- Modern Development
- Town Centre Location
- Close to Local Amenities
- Lounge Diner, Kitchen
- Bedroom & Shower Room
- EPC rating C
- 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.

Entrance Hall

2.02m x 1.17m (6'7" x 3'10")

composite entrance door

Lounge Diner

2.41m x 4.94m (7'11" x 16'2")

2 double glazed windows to rear aspect and electric heater

Kitchen

a range of fitted wall and base units, electric oven, 4 ring electric hob, space for fridge freezer, space and plumbing for washing machine, stainless steel sink unit and vinyl flooring

Bedroom

2.88m x 2.42m (9'5" x 7'11")

double glazed window to front aspect and electric heater

Shower Room

1.64m x 1.02m (5'5" x 3'4")

3 piece suite comprising low level WC, hand wash basin, shower cubicle, tiled splash backs and vinyl flooring

Leasehold Information

250 Year Lease From 2015 Ending - 01/12/2265

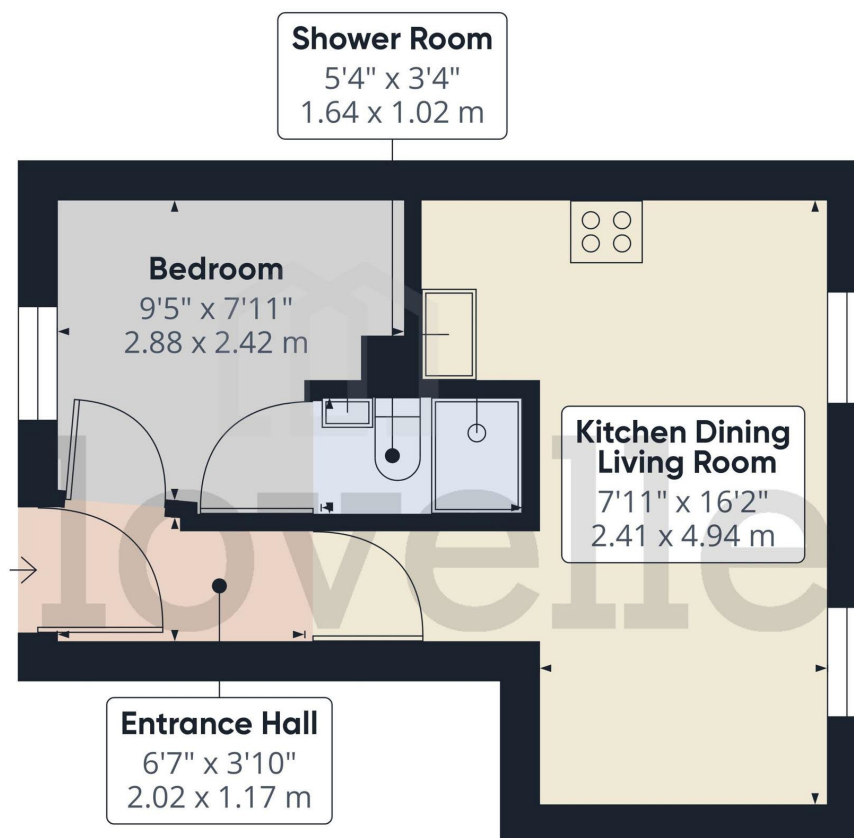
Ground Rent - £426.80 Per Annum

Maintenance Charge - £642.21 Per Annum

Agents Notes

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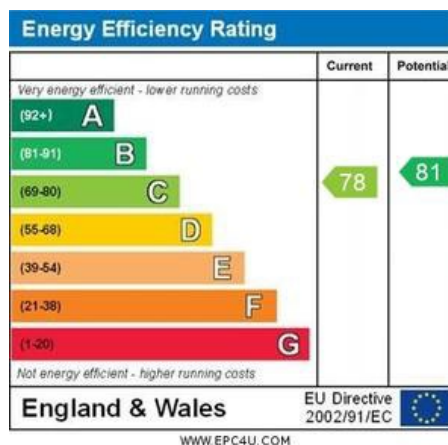
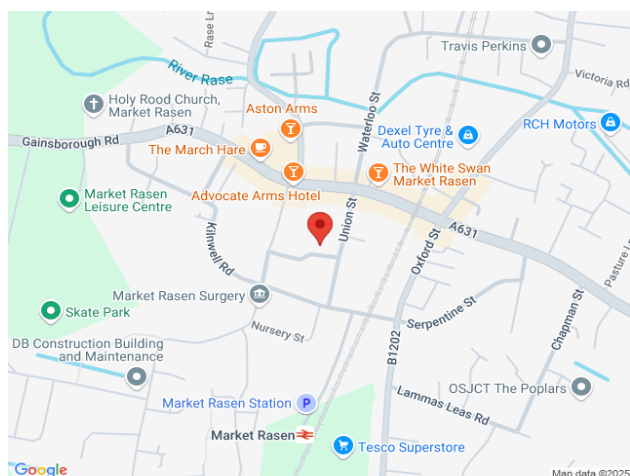


Approximate total area¹
275.24 ft²
25.57 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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