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Oxford Court, Market Rasen



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£97,500



MODERN GROUND FLOOR APARTMENT. Town Centre Location and close to local amenities, offer spacious and well presented accommodation comprising entrance hall, open plan lounge kitchen diner, 2 bedrooms & bathroom and allocated parking space.

NO ONWARD CHAIN

Key Features

- Modern Ground Floor Apartment
- Town Centre Location
- Close to Local Amenities
- Communal Entrance
- Hallway, Lounge Kitchen Diner
- 2 Bedrooms & Bathroom
- EPC rating B
- Tenure: Leasehold



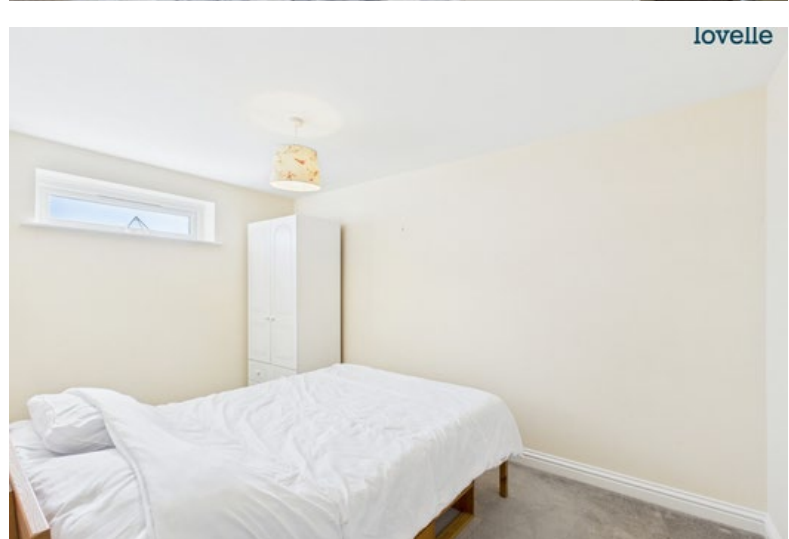
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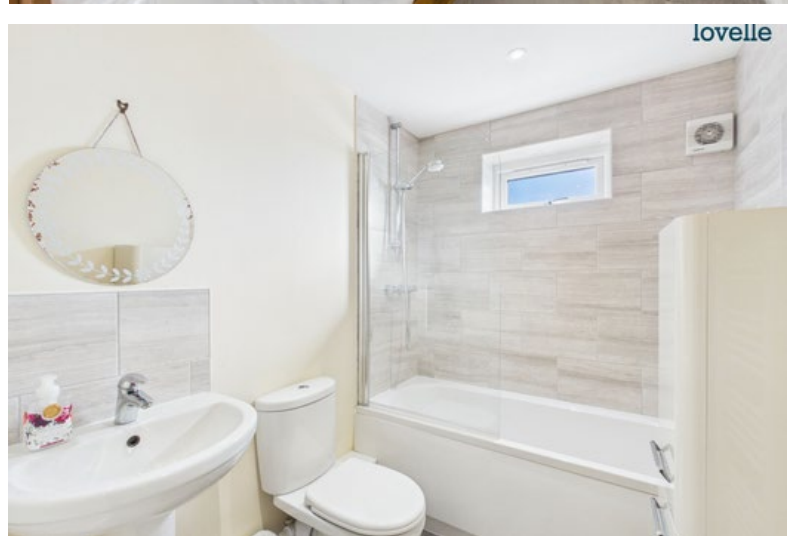
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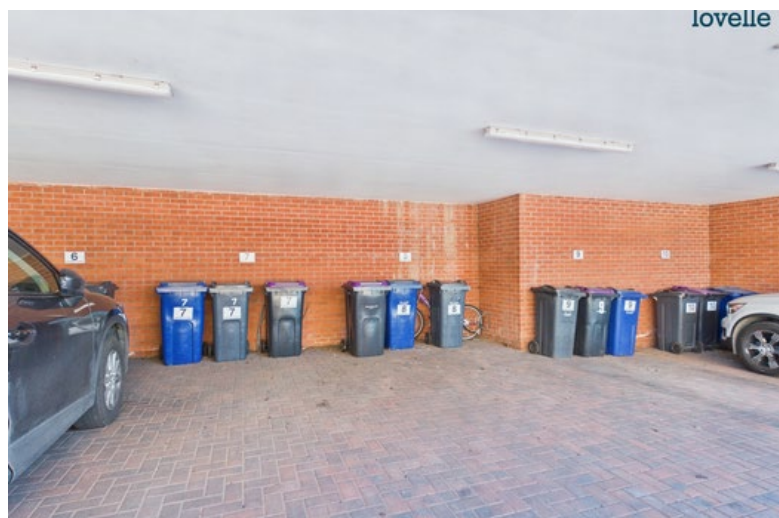
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Situation

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

entrance through communal entrance via code with intercom system

Entrance Hall

1.08m x 5.03m (3'6" x 16'6")

timber entrance door, radiator, intercom system and storage cupboard

Open Plan - Lounge, Kitchen Diner

4.42m x 3.9m (14'6" x 12'10")

a range of fitted wall and base units, breakfast bar, integrated fridge freezer, electric oven, 4 ring hob, sink unit, space and plumbing for washing machine, vinyl flooring, radiator and double glazed window to front aspect

Bedroom 1

2.51m x 3.9m (8'2" x 12'10")

double glazed window to rear aspect and radiator

Bedroom 2

2.44m x 2.78m (8'0" x 9'1")

double glazed window to rear aspect and radiator

Bathroom

1.74m x 2.78m (5'8" x 9'1")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, heated towel rail, vinyl flooring and double glazed window to rear aspect

Allocated Parking

covered allocated parking bay

Lease Information

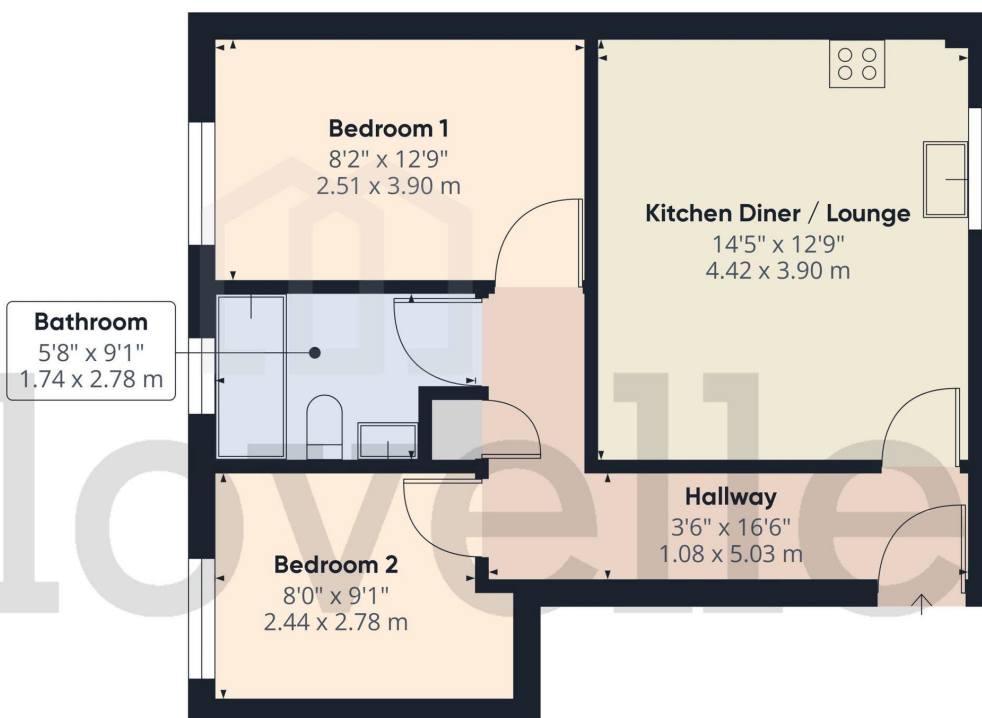
Lease Length - 150 Years from 1st July 2018 - 30th July 2168 = 143 Years Remaining

Maintenance Charge - for 1st July 2024 - June 2025 - £575 Per Annum

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

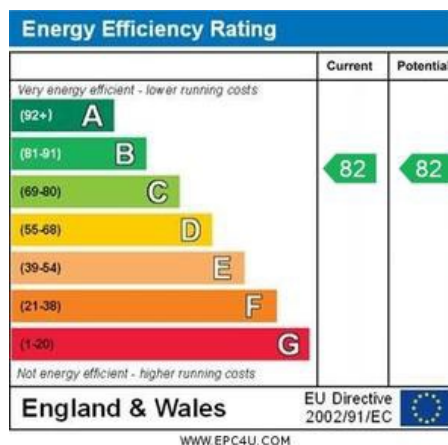
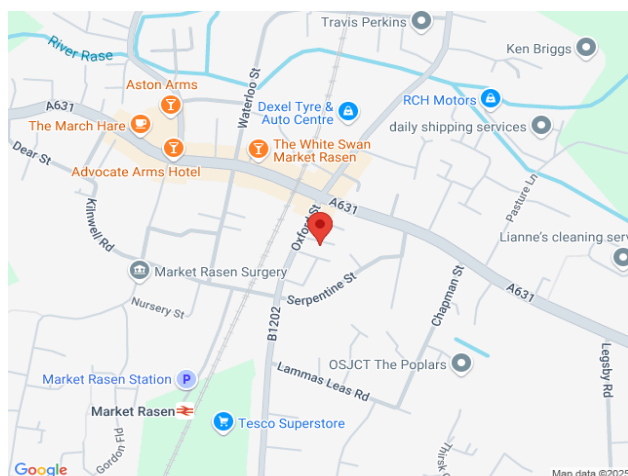
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area⁽¹⁾
500.32 ft²
46.48 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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