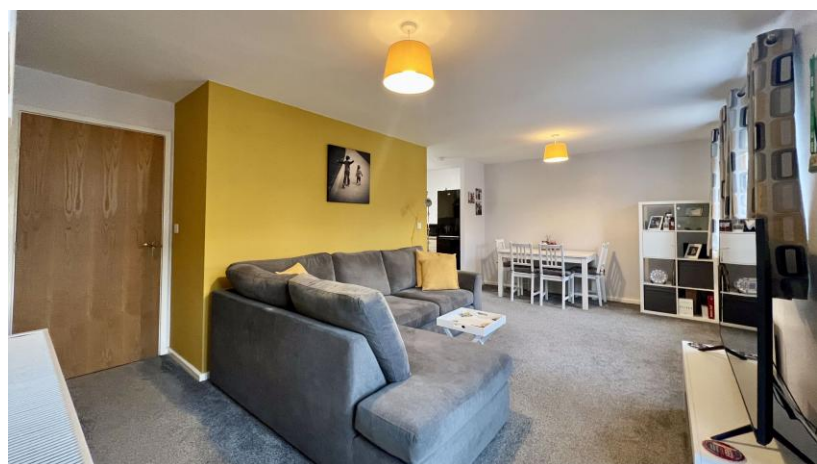




- Spacious First Floor Apartment
- 2 Double Bedrooms
- Open Plan Lounge/Diner
- South Facing Balcony
- Allocated Parking Space
- New Boiler 2025
- Excellent Amenities Nearby
- Leasehold (985 Years Remaining)

Gadwall Way, DN16 3UU,
£89,950





CHAIN FREE! Available to purchase in the ever popular Lakeside area of Scunthorpe, benefitting from excellent amenities and convenient motorway access nearby, is this fantastic first time buy/investment opportunity on Gadwall Way. The spacious first floor apartment briefly comprises of 2 double bedrooms, bathroom, kitchen and open plan lounge/diner with French doors leading onto a south facing balcony complete with Astroturf. Additional features include a new boiler in 2025 and an allocated parking space. The property is leasehold and currently has 985 years remaining (as of 2025), there's also an annual service charge of approximately £1550 to include insurance and maintenance of communal areas and an annual ground rent of £124. A great property which has been immaculately maintained, ideal for the new purchaser to move straight into and enjoy. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Hallway

Having entrance door, two uPVC double glazed windows, radiator and built in storage cupboard.

Lounge/Diner

19' 2" max x 13' 7" max (5.84m x 4.14m)

Having two uPVC double glazed windows, uPVC double glazed French doors opening onto balcony, two radiators and opening into kitchen.

Kitchen

9' 0" x 8' 0" (2.74m x 2.44m)

Having uPVC double glazed window, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, gas central heating boiler (new 2025) and space/plumbing for white goods.

Bedroom 1

8' 5" x 15' 9" (2.56m x 4.80m)

Having uPVC double glazed French doors opening onto balcony, radiator and fitted wardrobes.

Bedroom 2

6' 8" x 12' 3" (2.03m x 3.73m)

Having uPVC double glazed window and radiator.

Bathroom

6' 4" x 8' 0" (1.93m x 2.44m)

Having uPVC double glazed window, WC, wash hand basin, radiator and panelled bath with shower over.

Outside

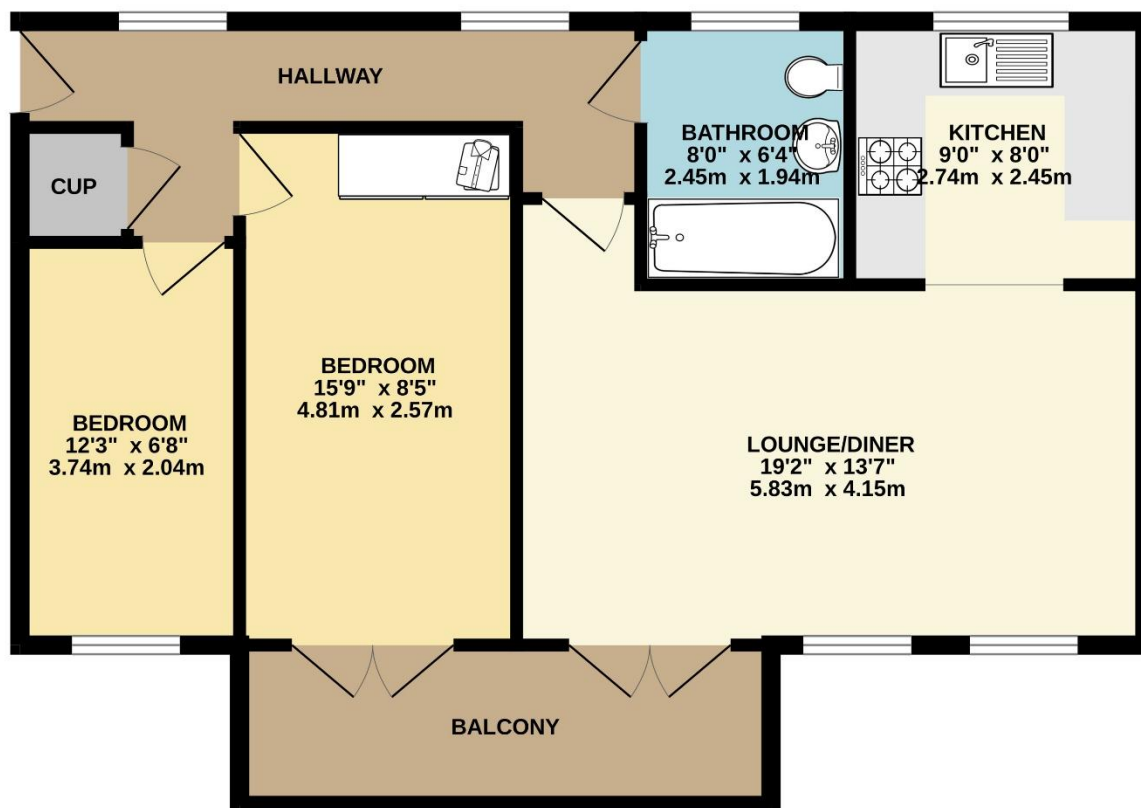
Having one allocated parking space. Also benefitting from a south facing balcony with AstroTurf.

Agents Note

Any interested parties please note the property is leasehold and currently has 985 years remaining on the lease (1000 years as of 2010). There is an annual service charge of approximately £1550 which covers insurance and maintenance of any communal areas and an annual ground rent of £124.



FIRST FLOOR FLAT



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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