



16 The Alexandra
The Broadway, Woodhall Spa, Lincoln, Lincolnshire LN10 6SF

£395,000

BELL



16 The Alexandra

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Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A striking ground floor apartment of some considerable appeal, in a wing, built in 2001, in keeping with this historical landmark building. The apartment is situated on the south side having a range of flexible and thoughtfully designed accommodation including a stylish kitchen and a sitting/dining room with a private terrace providing views over the communal gardens to the south west. There are two double bedrooms each having access to a private terrace. The main bedroom has a dressing room and an en-suite. There is another room providing the option of further bedroom, home office or separate dining room. There are many Edwardian style details including high ceilings, moulded cornices and deep skirting boards. Outside there are attractively landscaped communal gardens, two underground parking spaces, a third parking space to the front and secure storage facilities. The many shopping and social facilities of this most sought after Lincolnshire village are all within easy walking distance. SHARE OF FREEHOLD – 999 Year Lease from 2001

The Alexandra is approached through automatic double gates and leads to two underground parking spaces, which can be accessed via a lift and further parking to the front. The communal south facing gardens to the rear are thoughtfully landscaped providing a wide variety of decorative shrubs to borders and many attractive seating areas. The two underground parking bays are side by side nearest the entrance into the apartment, there is also two useful storage facilities just off the parking area. The main entrance to The Alexandra is through a central entrance door leading into the grand reception hall with staircase and lift to the first-floor apartments.



Accommodation

Entrance into Apartment 16 is gained off the hallway through a solid timber door into:

Reception Hall

An appealing entrance into the home with the standard of presentation immediately apparent. There is a built-in airing cupboard and glazed panel double doors to:

Sitting/Dining Room 21'9" x 14'6" (6.63m x 4.42m)

With south westerly views opening to the covered terrace. A large room for everyday living and entertaining guests connecting the outside terrace and gardens. There are ceiling spotlights, radiators and power points.

Kitchen 11'3" x 10'4" (3.43m x 3.15m)

With front aspect and having a stylish range of fitted units comprising porcelain double sink drainer inset to quartz work surface over base units including space and plumbing for washing machine and dishwasher. There is a four-ring gas hob, electric double oven wall mounted cupboards above with down lighting and filter hood over the hob. There are ceiling spotlights and ample power points.

Bathroom

With a white suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is a heated towel rail, shaver point, built-in corner storage cupboard and large mirror over sink.

Bedroom 2 12'6" x 10' (3.81m x 3.05m)

With uPVC patio doors to private paved terrace and having two built-in full height double wardrobes, picture radiator and power points.

Home Office, Dining Room, Occasional Bedroom 13'1" x 10'11" (3.98m x 3.32m)

With double aspect overlooking the garden and having radiator, power points and door to:

Main Bedroom 16'2" x 9'7" (4.92m x 2.92m)

A dual aspect room including south westerly facing patio doors to terrace. There is a radiator, door to en-suite and archway to **Dressing Room 9'6" x 5'5" (2.89m x 1.65m)** with full height fitted wardrobes to both sides, radiator and power points.

En-Suite with a white suite comprising tiled shower cubicle, twin wash hand basins over vanity cupboard and a low-level WC. There is a large mirror with down lighting over the sink, heated towel rail, shaver points and wood effect flooring.





The Area

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Further Information

ALL MAINS SERVICES, GAS CENTRAL HEATING, DOUBLE GLAZING.

SHARE OF FREEHOLD – 999 Year Lease from 2001

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

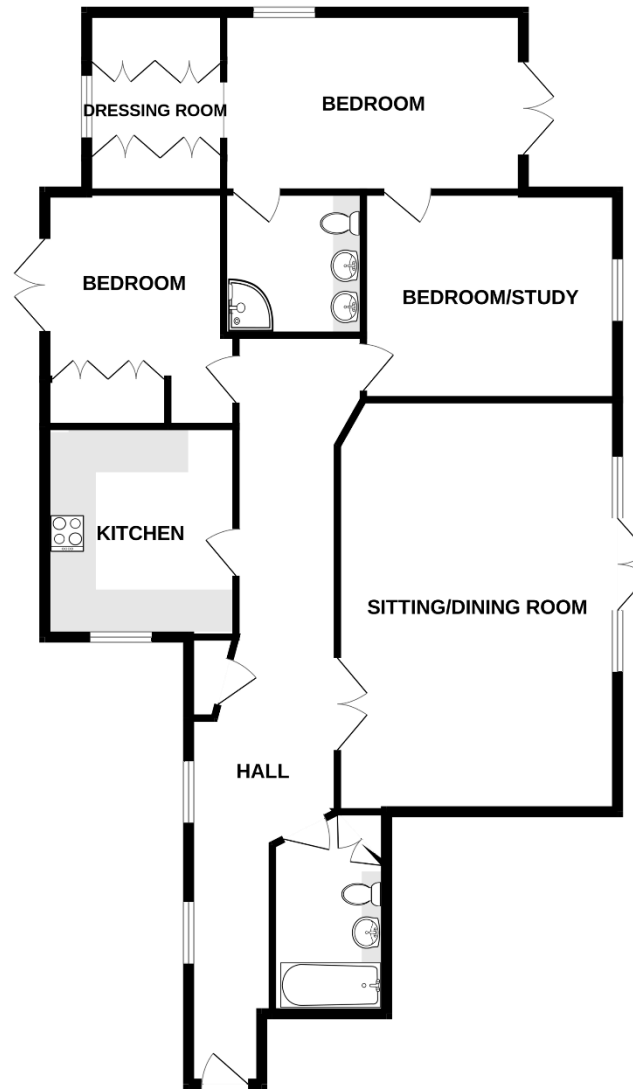
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GROUND FLOOR
1295 sq.ft. (120.4 sq.m.) approx.



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