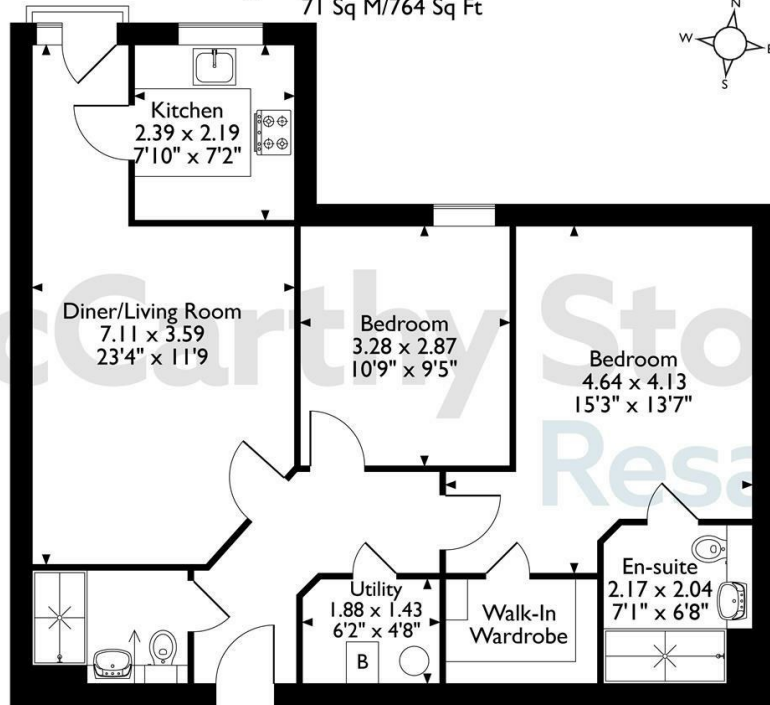


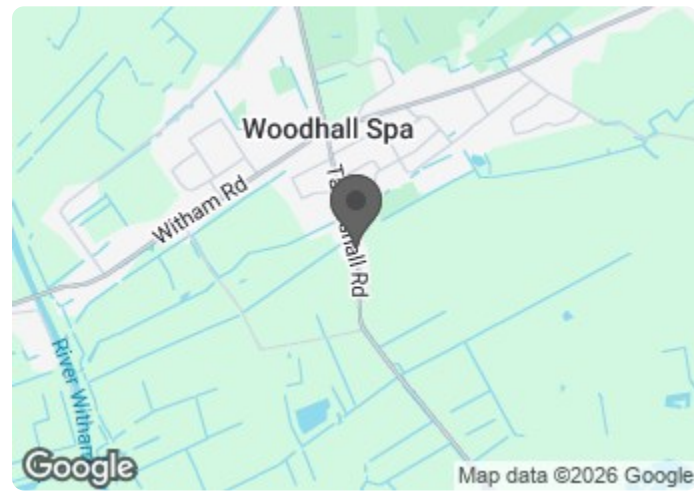
Gibson Court, Apartment 35, Tattershall Road, Woodhall Spa, Lincolnshire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



Shower Room  
2.13 x 1.55  
7'0" x 5'1"

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8692394/DST.

**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised

**35 Gibson Court**

Tattershall Road, Woodhall Spa, LN10 6WP



**Asking price £299,950 Leasehold**

A bright and spacious two bedroom, two bathroom retirement apartment, situated on the first floor. Juliet balcony with a North facing view over the communal grounds.

**Call us on 0345 556 4104 to find out more.**



# Gibson Court, Tattershall Road, Woodhall

## Spa

### Gibson Court

Situated on Tattershall Road in the historic town of Woodhall Spa, Gibson Court is an exclusive Retirement Living development for the over 60's. These private retirement homes in this gated community, share attractive communal facilities and an amazing location close to the heart of Woodhall Spa. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep. This Retirement Living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum. Gibson Court Retirement Living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat. All our new retirement apartments are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager on-site in office hours (9-3)

### Entrance Hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard with shelving which also houses the electrical meter and hot water thermal store. Light switches, smoke detector, and security entry system with intercom. Doors lead to the both bedrooms, living room and shower room.



### Living room

A bright and airy lounge with a double glazed opening door leading to a Juliet balcony with a North facing view. The lounge provides ample room for dining. TV point with the provision for Sky+. Telephone point. Two ceiling lights and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

### Kitchen

Fitted kitchen with a range of modern white high gloss base and wall units - with under lighting to the wall units. Fitted roll edge work surfaces and splash back. A garden facing window with blind sits above the stainless steel sink with lever tap and drainer. Built in waist height oven with space above for a microwave. Four ring ceramic hob and cooker hood above. Integral fridge and freezer.

### Master Bedroom

This spacious bedroom benefits a large window which provides views towards the gardens. TV point with the provision for Sky+. Telephone point. Two ceiling lights and raised electric power sockets. Door leads into a walk in wardrobe with shelving and hanging rail, further door leads onto the en-suite.

### En-suite

Fully tiled fitted modern suite comprising; a full width walk in shower with glass screen and support rail, WC, vanity unit with inset wash basin and mirror above, shaver point and heated towel rail. Emergency pull-cord

### Bedroom Two

Double second bedroom which could be used for dining or hobby / study room. Double glazed window. Ceiling light and raised electric power sockets.

### Shower Room

Fully tiled fitted modern suite comprising; a large shower cubicle with glass sliding door and support rail, WC, vanity unit with inset wash basin and mirror above and heated towel rail. Emergency pull-cord

### Car parking space

A parking space may be available to purchase, please contact us for more information.



## 2 bed | £299,950

### Service Charge

- House Manager on-site 9-3
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £4,892.06 for the financial year ending 28/02/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

### Lease Information

Lease: 999 years from 1st Jan 2021

Ground rent: £495 per annum

Ground rent review: 1st Jan 2036

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

