

HUNTERS[®]

HERE TO GET *you* THERE



Carlisle Mews

Gainsborough, DN21 2HW

£58,000



We offer to the market with NO ONWARD CHAIN for ease of purchase a two bedroom second floor apartment, located in a gated development centrally within the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, leisure facilities, cafes and restaurants, supermarkets and a number of educational facilities. VIEWING RECOMMENDED.



ACCOMMODATION

Second floor apartment accessed via a communal entrance with staircase rising to the wooden entrance door giving access into:

ENTRANCE HALLWAY

Loft access, intercom system and doors giving access to:

LOUNGE 15'6" x 12'8" (4.74m x 3.87m)

Wooden double glazed window to the front elevation and two further double glazed roof windows, wall mounted electric heater. Door giving access into airing cupboard with hot water cylinder and space for low level appliance. Opening gives access into:

BREAKFAST KITCHEN AREA 7'10" x 10'5" (2.41m x 3.18m)

Wooden double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine.

BEDROOM ONE 12'8" x 11'8" (3.88m x 3.56m)

Wooden double glazed window to the front elevation and wall mounted electric heater.

BEDROOM TWO 13'9" x 12'8" (4.20m x 3.87m)

Wooden double glazed window to the rear elevation and wall mounted radiator. Door giving access into:

W.C. 7'10" x 2'10" (2.41m x 0.87m)

With w.c. and pedestal wash hand basin with tiled splashback.

BATHROOM 7'10" x 7'1" (2.41m x 2.16m)

Suite comprising w.c, pedestal wash hand basin with tiled splashback and panel sided bath with shower over, tiled splashback and wall mounted electric heater.

EXTERNALLY

Access to parking area.

TENURE - LEASEHOLD

150 years from 2022.

Service Charge £2,509.78 per annum.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP

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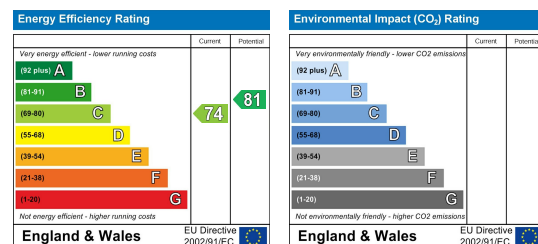
Area Map



Floor Plans



Energy Efficiency Graph



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