

HUNTERS[®]

HERE TO GET *you* THERE



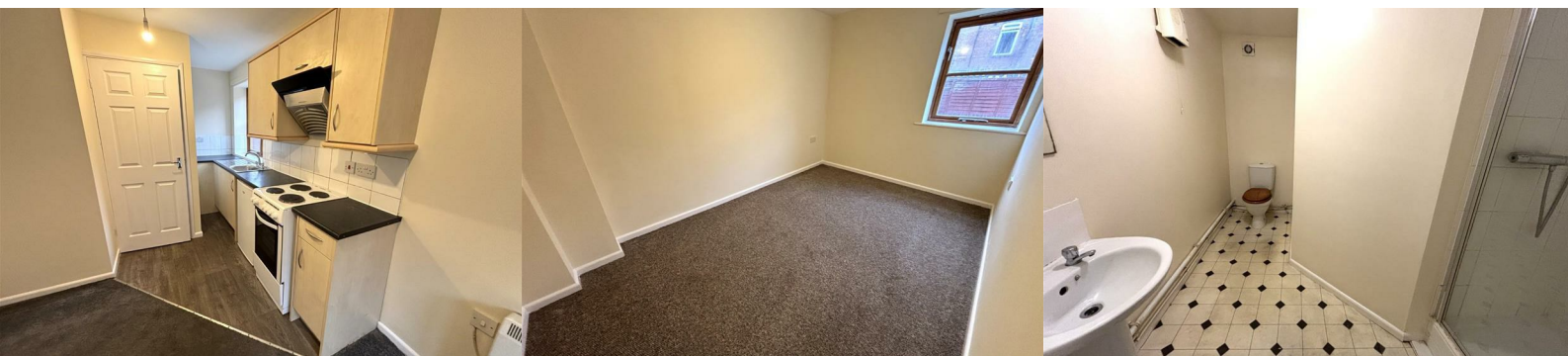
Carlisle Mews

Gainsborough, DN21 2HW

£50,000



We offer for sale a two bedroom ground floor apartment located in a gated purpose built block centrally within the market town of Gainsborough with a wealth of amenities including Marshalls Yard retail complex, leisure facilities, cafes and restaurants, supermarkets and a number of educational facilities. VIEWING RECOMMENDED.



ACCOMMODATION

The communal entrance door gives access into the Entrance with wooden entrance door giving access into:

ENTRANCE HALLWAY

With doors in turn giving access to:

L SHAPED KITCHEN LIVING SPACE 16'6" x 9'0" to its maximum dimensions (5.05m x 2.76m to its maximum dimensions)

Wooden double glazed French doors giving access out to the gravel garden, wooden double glazed window to the rear elevation. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, space for cooker and low level appliance. Door giving access to cupboard housing the hot water cylinder and provision for automatic washing machine.

L SHAPED SHOWER ROOM

With suite comprising w.c, pedestal wash hand basin with tiled splashback, shower cubicle and wall mounted electric heater.

BEDROOM ONE 12'7" x 12'7" (3.85m x 3.85m)

Wooden double glazed window and wall mounted electric heater.

BEDROOM TWO 7'2" x 8'10" to its maximum dimensions (2.20m x 2.70m to its maximum dimensions)

Wooden double glazed window and wall mounted electric heater.

EXTERNALLY

L shaped low maintenance gravel garden.

TENURE - Leasehold

150 years from 2022.

Service Charge £1,358.86 per annum.

COUNCIL TAX

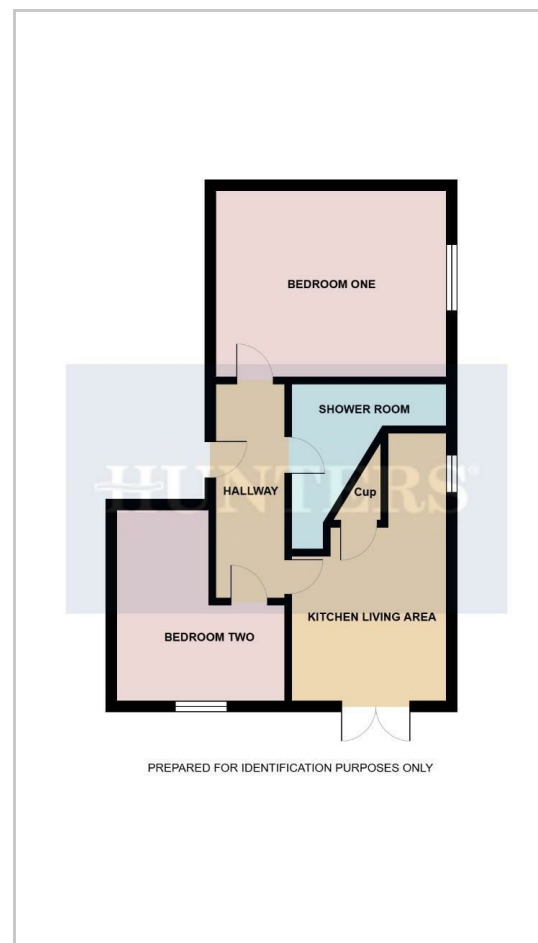
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

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

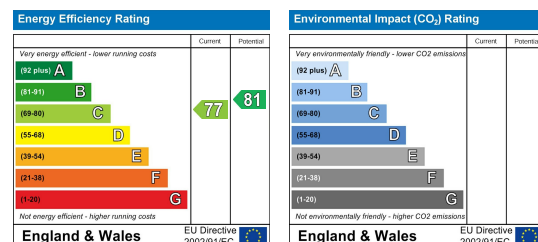
Area Map



Floor Plans



Energy Efficiency Graph



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

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>