



## 37 GIBSON COURT TATTERSHALL ROAD WOODHALL SPA, LN10 6WP

£1,250 PCM

Available for the over 60's only

A nicely presented TWO BEDROOM APARTMENT has become available in the McCarthy & Stone Development in Gibson Court on Tattershall Road, Woodhall Spa.


Woodhall Spa is a popular Village with a wide range of commercial, retail and leisure facilities, it is a short walk to the centre and within a short cars journey to the Historic Markets Towns of Homcastle, Boston, Sleaford and the City of Lincoln which have a wider range of amenities.

The property has a modern fitted KITCHEN with eye and base level units, built in fridge freezer, oven, hob, extractor and dishwasher. The LOUNGE overlooks the front of the development and can be

**BELL**



**EPC Rating: B    Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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