



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

£1,300 PCM

A stylish two double bedroom ground floor apartment enhanced by en-suite to main bedroom and uPVC door to paved patio area has recently become available To Let in popular Woodhall Spa. Woodhall Spa itself has a wide range of retail, leisure and commercial facilities, doctors and dentist surgeries. There are good transport links to the Market Towns of Horncastle, Boston, Sleaford and the City of Lincoln. RAF Coningsby is close by (the home of the Battle of Britain Memorial Flight).

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. Within easy walking access to the village centre, the development offers a multitude of entertainment and attractions right on the doorstep. You will benefit from a 24 hour emergency call system, intruder alarms, fire detection and door camera entry.


The accommodation briefly comprises:-

Hall having large storage/ utility cupboard; Modern Fitted Kitchen, with eye and base level units, integral fridge freezer and single drainer sink unit, oven, hob and extractor, Lounge with French

**BELL**



**EPC Rating: C    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>			
(69-80) <b>C</b>		80	80
(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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