

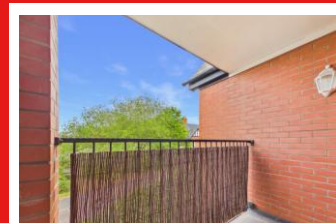
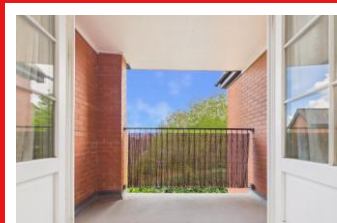


*9 Bennetts Mill Close,
Woodhall Spa, LN10 6NA
Asking Price Of £189,950*



- First Floor Leasehold Apartment
- Central Village Location
- Deceptively Spacious Accommodation
- Large Lounge/Diner, Kitchen
- 3 Double Bedrooms (1 En-suite)
- Balcony. Allocated Parking. NO CHAIN

Offered to the market with NO UPWARD CHAIN, this centrally located first-floor apartment offers deceptively spacious accommodation that can only be fully appreciated through internal inspection. The property features three generous double bedrooms, including a principal bedroom with en-suite facilities, together with a bright and spacious lounge/dining area with access to a private balcony. Further benefits include an allocated parking space, additional visitor parking, and a highly convenient village-centre location, ideally placed for the excellent local amenities and facilities.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





GROUND FLOOR COMMUNAL ENTRANCE HALL With staircase to first and second floors.

ENTRANCE LOBBY With door to **INNER HALL** having night storage heater, smoke detector, internal telephone intercom, built-in airing cupboard housing the pre-lagged hot water tank with immersion heater fitted.

LOUNGE AREA 17' 9" x 11' 9" (5.41m x 3.58m) Having night storage heater, wall lights, TV and telephone points, double doors to the **BALCONY** and open access into the:

DINING AREA 15' 8" x 9' 3" (4.78m x 2.82m) With night storage heater.



BREAKFAST KITCHEN 13' 9" x 8' 5" (4.19m x 2.57m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with matching wall cupboards over and concealed lights. Built-in electric oven and grill, four ring ceramic electric hob with extractor fan and light over, integral dishwasher, plumbing for washing machine, integral fridge and freezer, night storage heater.

BEDROOM ONE 12' 8" x 12' 6" (3.86m x 3.81m)
(Average) With night storage heater, TV aerial point and two double built-in wardrobes.

EN-SUITE BATHROOM 8' 4" x 7' 6" (2.54m x 2.29m)
Having panelled bath, corner shower cubicle, pedestal hand basin and low level WC. Fully tiled walls, heated towel rail, extractor fan and electric wall heater.

BEDROOM TWO 11' 4" x 9' 7" (3.45m x 2.92m) Having electric night storage heater, two double built-in wardrobes, TV aerial point.

BEDROOM THREE 11' 1" x 8' 5" (3.38m x 2.57m) Having electric night storage heater, built-in double and single wardrobes.

BATHROOM 9' 6" x 8' 8" (2.9m x 2.64m) Having panelled bath, corner shower cubicle, pedestal hand basin and low level WC. Fully tiled walls, extractor fan, heated towel rail, electric wall fan heater.

OUTSIDE To the rear of the apartment is an allocated **PARKING SPACE**, together with visitor parking.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band C.

POSSESSION - Vacant possession will be given on completion. The property is **LEASEHOLD** and the annual maintenance and service charge, including the ground rent is £2,381.68 - to 31/12/26. The property is held on a 999 year lease, please note that the lease states no dogs are permitted at the property.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Approximate total area[®]
1119 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walters'- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.