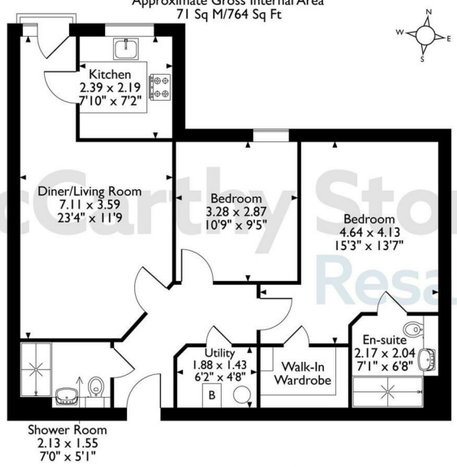
Excellent

Trustpilot

McCarthy & Stone
Resales.

Gibson Court, Apartment 35, Tattershall Road, Woodhall Spa, Lincolnshire
Approximate Gross Internal Area
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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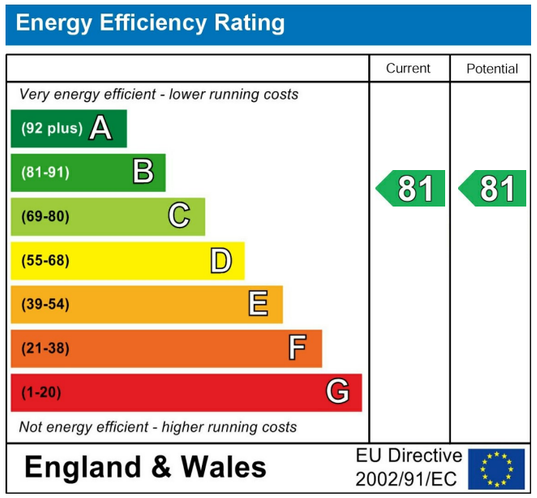

35 Gibson Court

Tattershall Road, Woodhall Spa, LN10 6WP

2 null Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Gibson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, two bathroom apartment
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- Onsite house manager
- Communal lounge
- Guest suite for family and friends
- 24-hour emergency call system
- Secure entry systems
- Laundry room
- Well maintained communal gardens
- To arrange an appointment to view telephone 0345 5564104

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Gibson Court, Woodhall Spa

2 | null | Asking price £299,950

Gibson Court
Situated on Tattershall Road in the historic town of Woodhall Spa, 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. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep.
This Retirement Living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum.
Gibson Court Retirement Living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat.
All our new retirement apartments are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager on-site in office hours (9-3)

Apartment Overview
A bright and spacious two bedroom, two bathroom retirement apartment, ideally situated on the first floor of this desirable development. The apartment benefits from a charming Juliet balcony, enjoying a pleasant north facing outlook over the beautifully maintained communal grounds. Offering comfortable and low maintenance living, this attractive apartment provides an excellent opportunity to enjoy a peaceful retirement lifestyle in a welcoming setting.

Social Lifestyle 3
The House Manager has helped build a thriving community at Gibson Court, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:

"Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

"House Manager Michelle, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

Landscaped Gardens 1
Gibson Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Care & Support 2
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

Lease Information
Lease: 999 years from 1st Jan 2021
Ground rent: £495 per annum
Ground rent review: 1st Jan 2036
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Service Charge
- House Manager on-site 9-3
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £4,892.06 for the financial year ending 28/02/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Car parking space
A parking space may be available to purchase, please contact us for more information.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage