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Caistor Road, Market Rasen



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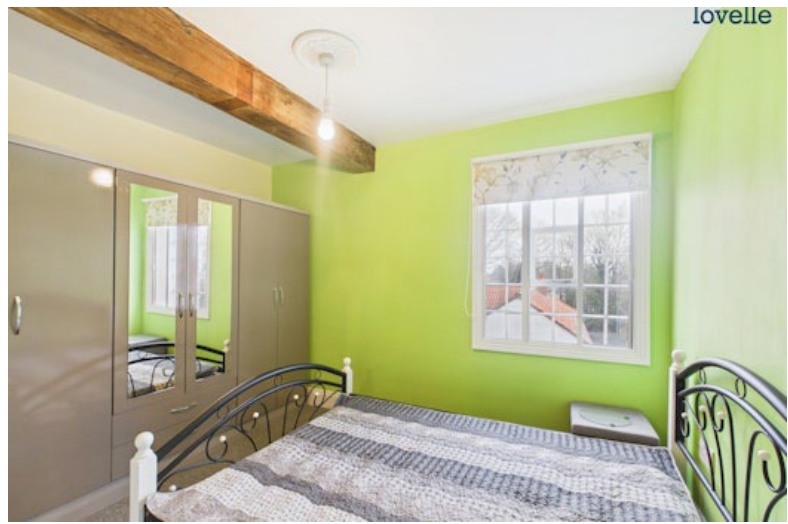
£130,000



STUNNING SECOND FLOOR APARTMENT in Popular Gated Over 50s Residential Location. Grade II Listed Converted mill providing well presented and spacious accommodation. Comprising Entrance Hall, Lounge Diner, Kitchen, 2 Bedrooms & Shower Room. Communal Gardens, Parking. NO ONWARD CHAIN

Key Features

- Second Floor Apartment
- Grade II Listed Converted Mill
- Popular Gated Over 50s Residential Location
- Spacious & Well Presented Throughout
- Communal Entrance with Intercom & Lift
- Entrance Hall, Inner Hall
- EPC rating TBC
- Tenure: Leasehold



The Vendor has advised that all furniture is available by separate negotiation

Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

Communal Entrance

communal entrance with intercom provides access to the properties main entrance door with both stairs and lift access to all floors

Entrance Hall

1.72m x 2m (5'7" x 6'7")

timber entrance door

Inner Hall

1.4m x 2.92m (4'7" x 9'7")

electric heater and access to all rooms

Lounge Diner

3.79m x 5.59m (12'5" x 18'4")

2 single glazed windows to front aspect with secondary glazing, electric heaters and feature fire place

Kitchen

2.96m x 2.64m (9'8" x 8'8")

a range of fitted wall and base units, fridge freezer, sink unit, washing machine, electric oven, 4 ring hob, tiled splash backs, laminate flooring, single glazed window to rear aspect with secondary glazing

Bedroom 1

2.98m x 3.66m (9'10" x 12'0")

single glazed window to rear aspect with secondary glazing and electric heater

Bedroom 2

2.37m x 3.23m (7'10" x 10'7")

single glazed window to rear aspect with secondary glazing, fitted wardrobes and electric heater

Shower Room

2.29m x 1.39m (7'6" x 4'7")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, laminate flooring, airing cupboard housing hot water cylinder and single glazed window to front aspect with secondary glazing

Gardens

the property benefits from an attractive setting within managed communal grounds, seating areas and extensive gardens with beautiful views of the river and the Church

Parking

the property benefits from one allocated parking space as well as a visitors parking area

Development Fees

Service Charge Per Annum - £1800 (Paid 6 Monthly £900)

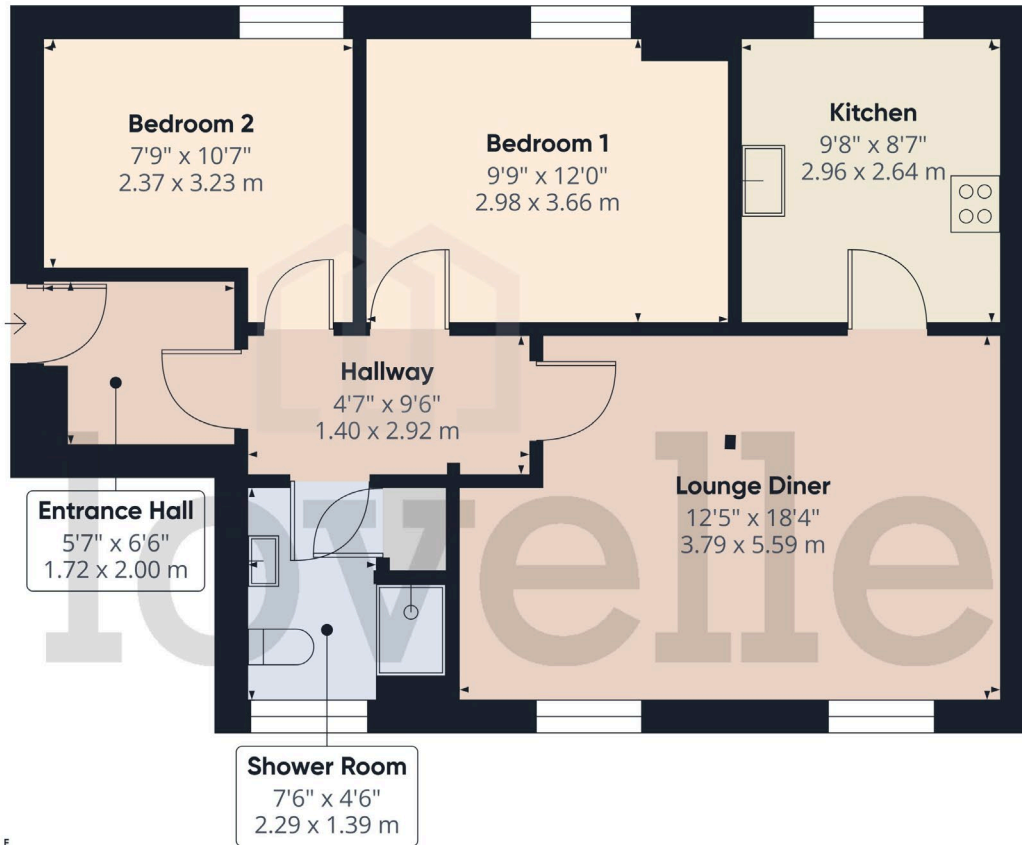
999 Year Lease from 01/01/2013 - 01/01/3012 - 986 Years Remaining

Unfortunately there are no Pets allowed on site on this development.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

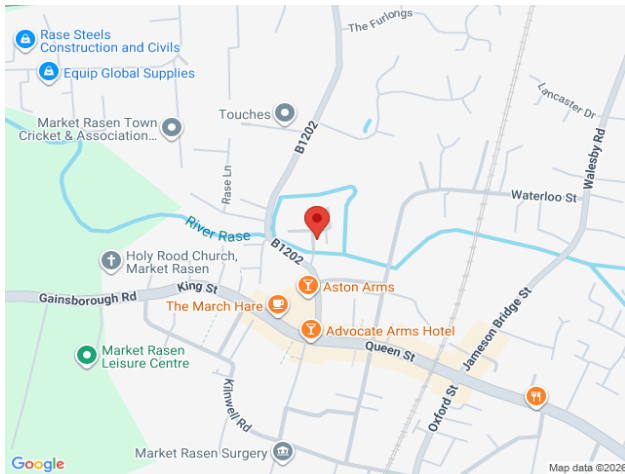
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Approximate total area^m
625 ft²
58.2 m²

(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.



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