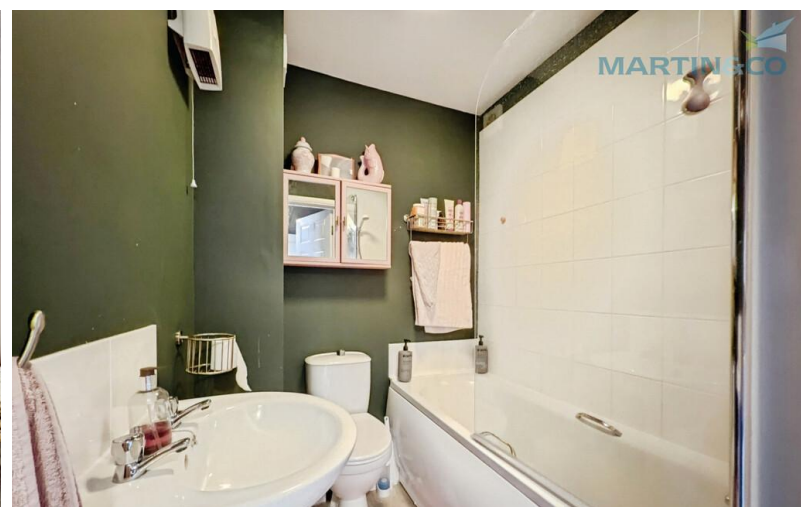
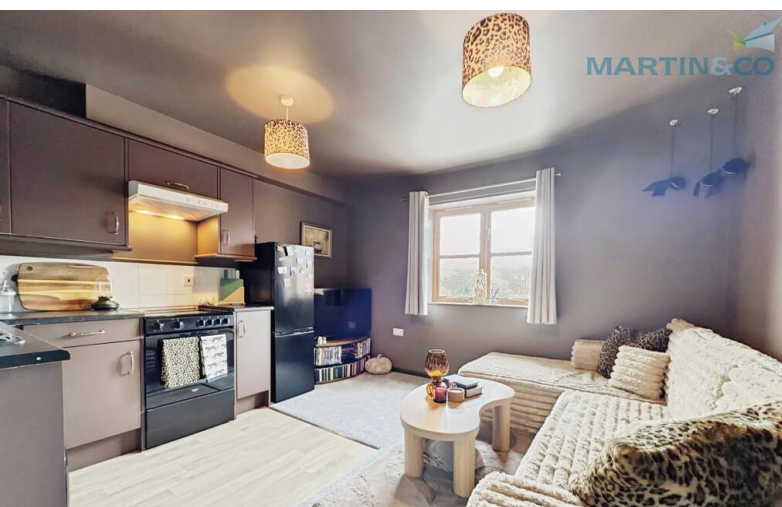


FOR SALE

MARTIN&CO



Carlisle Mews, Gainsborough

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £57,000

MARTIN&CO



Carlisle Mews, Gainsborough

2 Bedrooms, 1 Bathroom

Asking Price Of £57,000

- Two double bedrooms
- Gated Carlisle Mews development
- Open-plan lounge and kitchen
- Allocated parking space
- Close to Marshall's Yard and local amenities

Two Double Bedrooms | Gated Development | Allocated Parking | Close to Town Centre | Ideal Investment Opportunity

Martin & Co are delighted to present this two-bedroom apartment, situated within the gated Carlisle Mews development in Gainsborough. Offering practical accommodation in a convenient town-centre location, the property is likely to appeal to first-time buyers, those looking to downsize and investors seeking an addition to their rental portfolio.

The Accommodation

The apartment opens into an entrance hall providing access to the principal rooms.

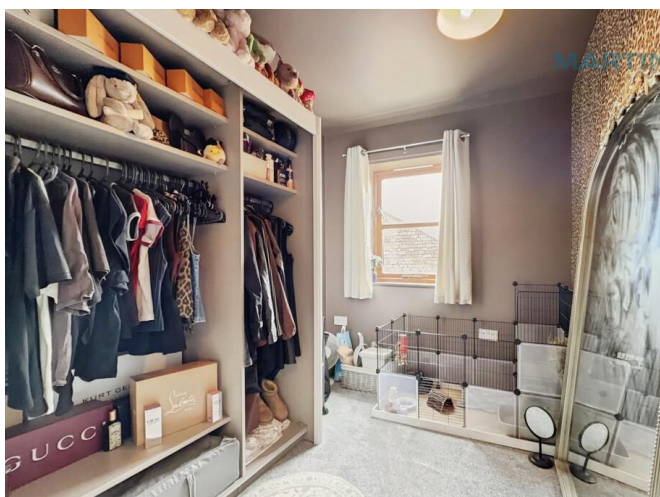
The open-plan lounge and kitchen create a practical living space, combining an area to relax with a kitchen for everyday cooking and dining. The layout makes good use of the available accommodation and provides a straightforward, low-maintenance home.

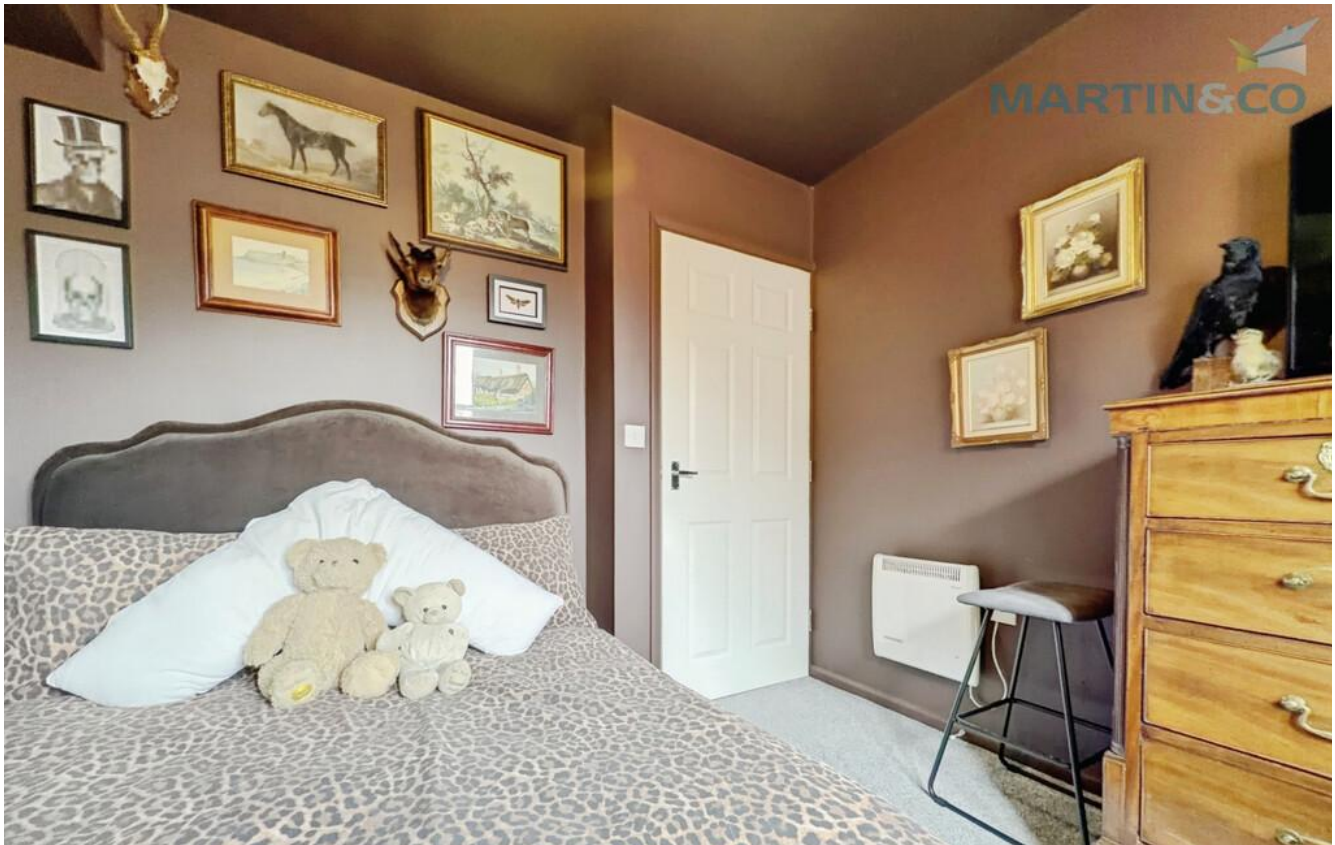
There are two double bedrooms, offering flexibility for a couple, a small household, visiting guests or those requiring a separate home-working space.

A family bathroom completes the accommodation.

Outside

The property forms part of the gated Carlisle Mews development and benefits from an allocated parking space, an appealing feature for residents seeking convenient parking close to the town centre.





The Location

Carlisle Mews is conveniently positioned in Gainsborough, within easy reach of the town's shops, supermarkets, cafés, restaurants and everyday amenities.

The popular Marshall's Yard retail and leisure complex is also accessible, alongside local schools, healthcare facilities and other essential services. Gainsborough's railway stations provide connections towards surrounding towns and cities, making the location practical for commuters as well as those wanting amenities close at hand.

Investment Potential

The apartment may be of particular interest to buy-to-let investors looking for a two-bedroom property in a convenient location. The previous marketing indicated a potential rental value of approximately £600 per calendar month; this should be reviewed against

current market conditions and confirmed before being relied upon.

At that indicative rent, the property would generate £7,200 per annum before service charges, ground rent, maintenance, letting costs, tax and any periods without a tenant.

The Overall Picture

Offering two double bedrooms, open-plan living accommodation, gated access and allocated parking, this apartment presents an opportunity for buyers seeking a conveniently located, manageable property in Gainsborough.

Whether you are looking for a first home, a property to downsize into or a potential buy-to-let investment, an early viewing is recommended to appreciate the accommodation and location on offer.



Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT.



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Martin & Co Gainsborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.