



1 Casablanca Court, Main Street West Ashby, LN9 5PT



Book a Viewing!

£62,500

A well presented one bedroom ground floor flat situated in the village of West Ashby, just outside the popular market town of Horncastle and close to the southern edge of the Lincolnshire Wolds. The property has recently been refreshed and redecorated by the current owner and is offered for sale with No Onward Chain. The accommodation comprises an entrance hall, lounge/dining room, fitted kitchen, double bedroom, and bathroom. The property also benefits from allocated parking and a long lease, with approximately 963 years remaining. For investors, the property is considered capable of achieving rental income in the region of £650 per calendar month. Based on this rental figure and an asking price of £62,500, this would represent an approximate gross rental yield of 12.5%. Prospective purchasers should make their own enquiries regarding achievable rental values and yields. Horncastle is close by and provides a range of everyday amenities, including independent shops, supermarkets, cafés.





LOCATION

West Ashby is a rural Lincolnshire village positioned just to the north of Horncastle and close to the southern edge of the Lincolnshire Wolds.

Horncastle offers a range of shops, supermarkets, cafés, public houses, and professional services, together with schools, medical facilities, and leisure amenities. The town provides a range of everyday facilities and is known for its independent shops and antique centres. The A153 provides access north towards the market town of Louth, while Horncastle also benefits from links via the A158 towards Lincoln to the west and the Lincolnshire coast to the east. This makes West Ashby a convenient location for those wanting a village setting while remaining within reach of Horncastle, Louth, Lincoln, and the coast.

ACCOMMODATION

HALL

With vinyl flooring, uPVC double glazed door to the rear elevation and doors off to rooms.

BEDROOM 1

8' 9" x 10' 2" (2.67m x 3.1m) With radiator, uPVC double glazed window to the rear elevation, built-in wardrobe space and airing cupboard housing the hot water tank.



BATHROOM

11' 10" x 4' (3.61m x 1.22m) With tiled flooring, low level WC, wash hand basin, panel bath with mixer taps, overhead electric shower, tiled splashback and towel radiator.

KITCHEN

11' 3" x 7' 3" (3.43m x 2.21m) With vinyl and tiled flooring, fitted with a range of wall and base units, integrated oven, electric hob with extractor hood over, integrated stainless steel sink with drainer, uPVC double glazed frosted window to the side elevation and built-in breakfast bar.

LOUNGE/DINER

14' 10" x 18' 8" (4.52m x 5.69m) With radiator, uPVC double glazed bay window to the front elevation and electric fireplace.

OUTSIDE

Outside there is a shared communal courtyard area and one allocated parking space.

LEASEHOLD INFORMATION

We have been informed by the owner that the lease was granted for a term of 999 years from 3 April 1990 and expires on 3 April 2989.

Approximately 963 years remain on the lease.

Lease start date recorded: 26 January 2021.

The owner has also informed us that the combined ground rent / maintenance charge is approximately £30 per calendar month.

Prospective purchasers should ask their legal adviser to confirm the full lease terms, charges and any future review provisions before proceeding.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Electric central heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)



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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 46.5 sq. metres (500.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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01673 847487

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NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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