



Sterling Place Apartments, Woodhall Spa, LN10 6NU

**FOR SALE - £225,000**

**Canters**

Chartered Surveyors

A fantastic first-floor apartment, formerly the show flat, within this most attractive development constructed by the well-known Grimsby builders, Snape Properties. The property is favourably positioned, set behind fine mature trees and directly opposite the renowned Woodhall Spa Golf Club. It is also conveniently located within close proximity of the town centre, which offers an excellent range of shops and facilities including Jubilee Park, The Kinema in the Woods, and a good selection of hotels.

The well-planned accommodation benefits from an underfloor heating system and double-glazed windows and briefly comprises: hallway, open plan living kitchen, two bedrooms (one with en-suite bathroom and walk-in wardrobe), and a separate shower room.

**Main Reception** With video entry system, staircase, and lift.

## **Apartment 7**

**Hallway** With intercom/video entry system, coving, downlighters, built-in coats cupboard, and tiled floor.

**Open Plan Living Kitchen** 9.62m max x 4.27m max This superb open plan space enjoys dual-aspect windows, coving to the ceiling, and downlights throughout. The kitchen/dining area has a tiled floor and is well fitted with a range of wall cupboards and base units with contrasting granite worktops, inset sink unit, and splashback tiling. Integrated appliances include a fridge/freezer, dishwasher, washing machine, and double De Dietrich oven. The central island incorporates a four-ring induction hob with integrated extractor.

**Bedroom 1** 5.68m x 3.16m With window to the front aspect, coving to the ceiling, and downlights. There is a walk-in wardrobe with shelving and hanging space.

**En-Suite Bathroom** 2.92m x 1.91m Fitted with a white suite comprising bath, pedestal wash hand basin, and low-flush WC. Corner shower with sliding doors and rainhead fitting. Fully tiled floor and walls, wall-mounted chrome towel rail, and downlights to the ceiling.

**Bedroom 2** 4.31m x 3.387m max With window to the front aspect, coving to the ceiling, and downlights.

**Shower Room** With a white suite comprising shower with rainhead fitting and sliding door, pedestal wash hand basin, and low-flush WC. Tiled walls and floor, wall-mounted chrome towel rail, and downlights to the ceiling.

**Tenure** We are verbally advised that the property is leasehold on a 125-year lease from 01 July 2007 and that each apartment owner has a share in the management company. We are presently awaiting formal confirmation from the vendors solicitor.

## **Service Charges**

- Ground Rent: £50 per annum
- Highways (road maintenance): £165 per annum (from 01 January 2026)
- Apartment Service Charge: £170.50 per month (from 01 October 2025)

Please note: all charges are subject to review.

**Council Tax Band:** 'D' NB: This can be reviewed by the Local Authority.

**EPC Rating:** TBC

NB: Please note some of the furniture contained within the apartment is available by way of separate negotiation.

## **Further Information and to View:**

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143.

## ADDITIONAL PHOTOS & PLANS

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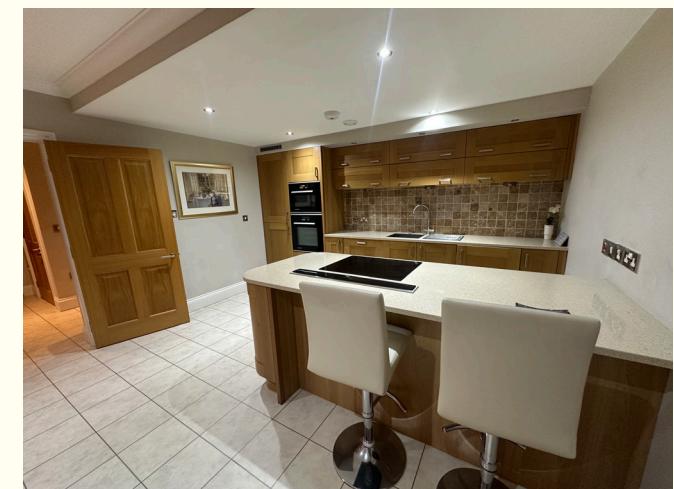
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Hallway



Living Kitchen



Living Kitchen

## ADDITIONAL PHOTOS & PLANS



Living Kitchen



Living Kitchen



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bathroom

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/02/2026

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