



CHOICE PROPERTIES

Estate Agents

Flat 4 Westgate,
Louth, LN11 9YD

Reduced To £195,000



It is a pleasure for Choice Properties to bring to market this characterful first floor two bedroom flat situated on the ever desirable Westgate located in the thriving market town of Louth. Built in 1827 and steeped in history, this charming period residence still retains much of its original charm including a grand Georgian spiral staircase and pull out interior Georgian shutters. The property further benefits from both an allocated parking spot and a garage which is rare for a property this close to the town centre. Placed a stones throw away from all the local amenities and with no onward chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and charming period features throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

Communal Hallway

Grand communal entrance hallway with traditional Georgian staircase leading up one flight of stairs to the entrance for 'Flat 4'.

Hallway

12'6 x 3'9

With hardwood entrance door. Internal doors to all rooms. Fitted hardwood shelving units. Storage cupboard with hardwood flooring, fitted shelving, and power points. Radiator. Power points.

Living Room

19'2 x 16'10

Spacious living room fitted with shelving and storage units. Gas fireplace place with marble hearth and surround. Two large doors leading to storage cupboard with one housing the gas meter. Two Radiators. Power points. Two tv aerial points. Telephone points. Two windows to front aspect with interior Georgian pull out shutters.

Kitchen

6'6 x 9'11

Fitted with wall and base units with work surfaces over. Four ring electric hob with pull out extractor hood over. One and a half bowl sink with mixer tap and drainer. 'Worcester' gas combi boiler. Part tiled walls. Integral oven. Space for two under counter fridge freezers. Hardwood flooring. Window to rear aspect. Power points.

Bedroom 1

9'10 x 17'2

Double bedroom with large fitted wardrobes. Radiator. Power points. Window to front aspect with original large pull out interior Georgian shutters.

Bedroom 2

11'6 x 6'6

Double bedroom fitted with shelving and fitted wardrobes. Radiator. Power points. Two windows to rear aspect.

Shower Room

5'8 x 7'4

Fitted with a three piece suite comprising of walk in shower with traditional and rainfall shower attachment, pedestal wash hand basin with brass mixer tap, and a push flush w.c. Part tiled walls. Fitted wall cabinets with spot lighting. Extractor. Radiator. Window to side aspect.

Garage

7'10 x 14'11

Brick built garage fitted with power and lighting and an up and over garage door.

Parking

Off the road parking spot located in the Masson House private car park.

Tenure

The flat and garage title are freehold.

The leasehold refers to the communal areas only. 999 year lease from 28 April 1978. Maintenance charge of approximately £90 per month that is paid by all flat owners that is used for the upkeep of communal areas and also covers building insurance, all six flat owners own one share of the management company 'Masson House LTD' that handles this.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable 2024/25 - £1402.47

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

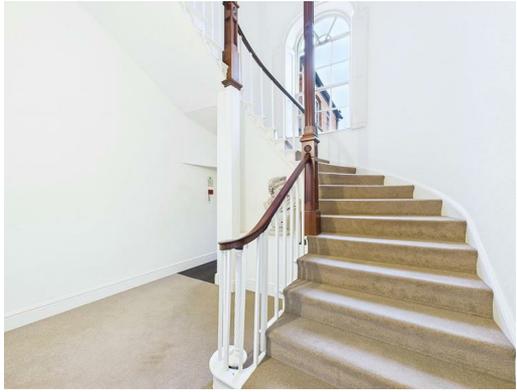
Making An Offer

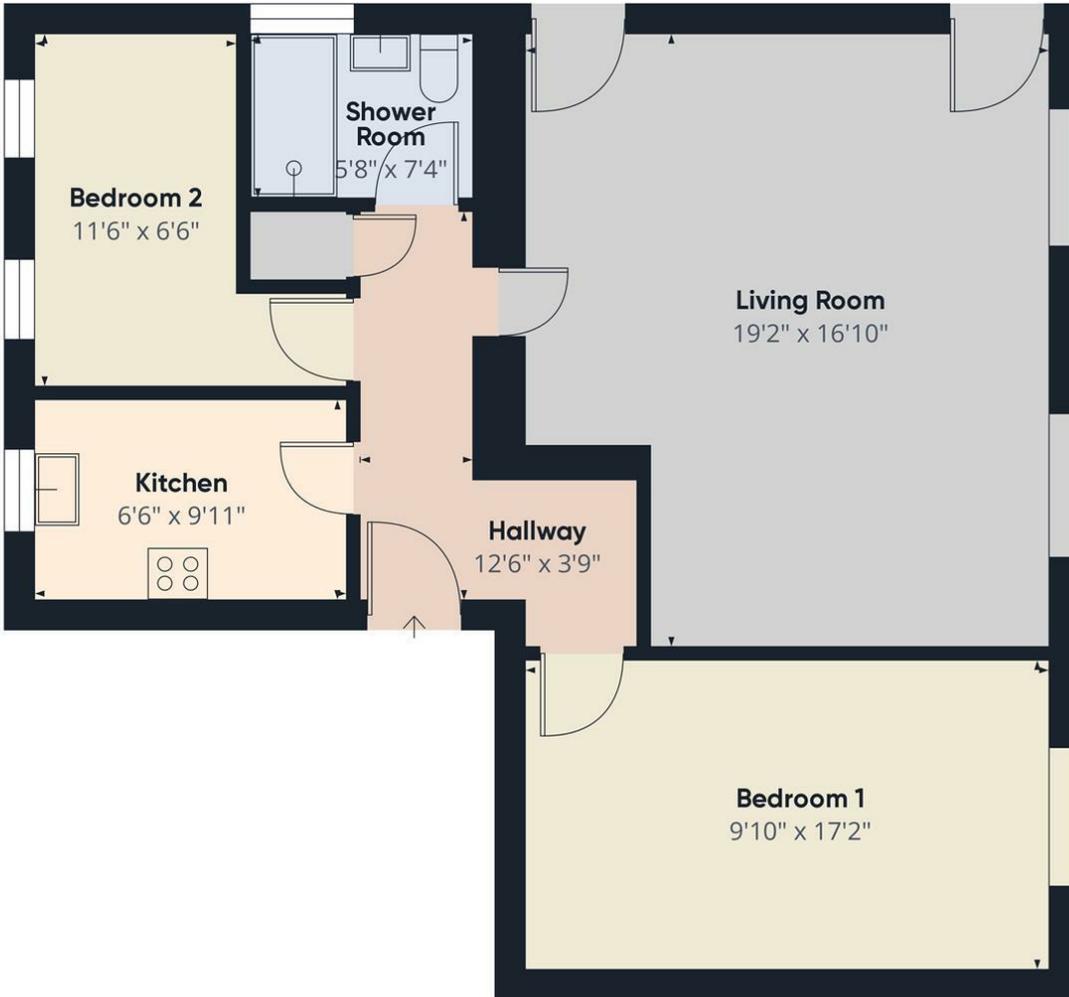
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area⁽¹⁾
753.15 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

By car, If you enter Louth from the south via the B1520 continue until you reach the traffic lights on the hill, then continue straight on for a further 200m and take a narrow left turn onto Gospelgate. Continue for 150m then turn right onto Schoolhouse Lane. Continue to the end of Schoolhouse Lane then turn right at the T-Junction onto Westgate and you will find Masson House immediately on your left with the private car park on the far side of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

