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Fitzwilliam Court, Union Street, Market Rasen



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£75,000



MODERN DEVELOPMENT GROUND FLOOR APARTMENT* We are pleased to offer for sale this ground floor 1 BEDROOM APARTMENT. Situated in the heart of Market Rasen.

Close to all local amenities in popular market town of Market Rasen. Comprising entrance hall, lounge diner, kitchen, bedroom and bathroom * NO ONWARD CHAIN *

Key Features

- Ground Floor Apartment
- Town Centre Location
- Close to Local Amenities
- an Ideal Investment or FTB
- Entrance Hall, Lounge Diner, Kitchen
- 1 Double Bedroom & Bathroom
- EPC rating C
- Tenure: Leasehold



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.

Entrance Hall

0.99m x 3.32m (3'2" x 10'11")

composite entrance door, and laminate flooring

Lounge Diner

3.5m x 3.3m (11'6" x 10'10")

2 double glazed windows to front aspect, electric heater and laminate flooring

Kitchen

2.89m x 2.04m (9'6" x 6'8")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, electric oven, 4 ring hob, space for fridge freezer, tiled splash backs, vinyl flooring and a double glazed window to rear aspect

Bedroom

2.21m x 3m (7'4" x 9'10")

double glazed window to front aspect, electric heater and laminate flooring

Bathroom

1.64m x 1.98m (5'5" x 6'6")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, fitted storage, heated towel rail, vinyl flooring and double glazed window to rear aspect

Leasehold Information

250 Year Lease From 01/01/2015 - 01/12/2265 -238 Years Remaining

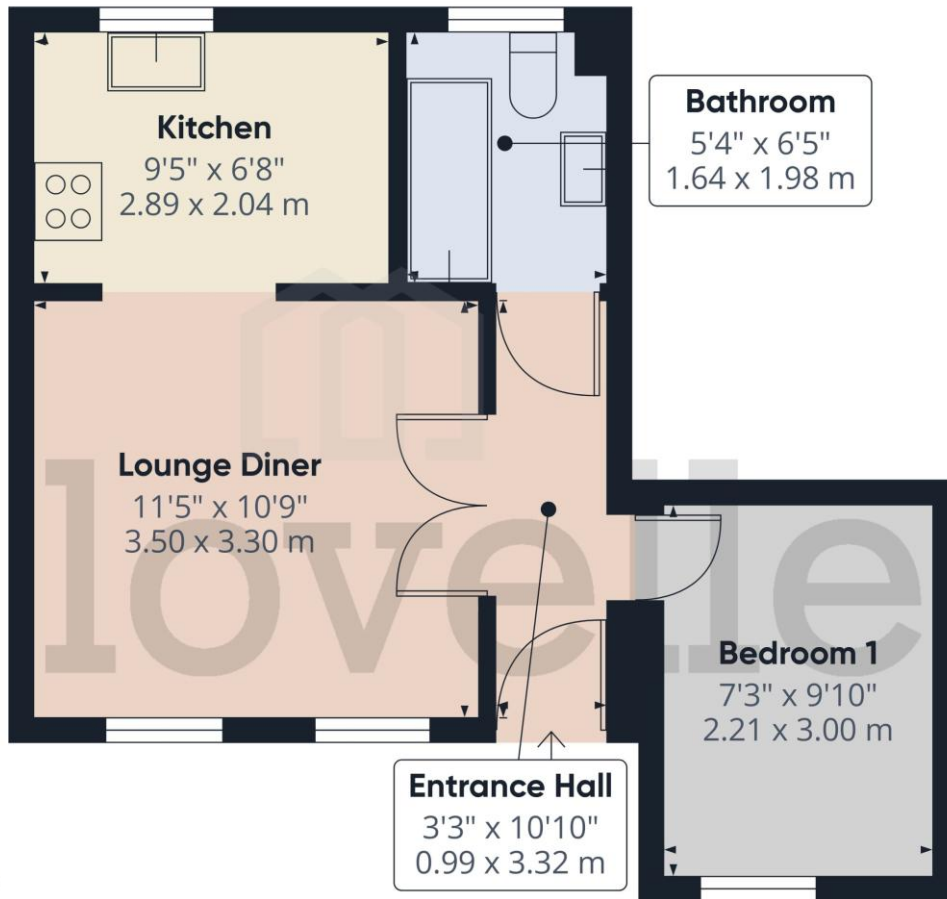
Ground Rent - £573.10 Per Annum

Maintenance Charge - £591.84 Per Annum

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area¹⁾
330 ft²
30.6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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	

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01673 844069

marketrasen@lovelle.co.uk