

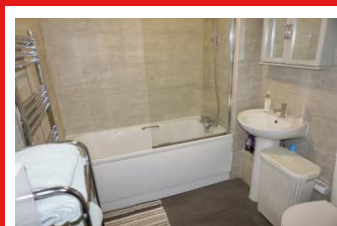


**6 Weigal Court, Witham Road,
Woodhall Spa, LN10 6RW
Shared Ownership 25% £55,000**



- 2nd Floor Leasehold Apartment
- Well Presented, Spacious Accommodation
- Large Open-Plan Living/Dining Kitchen
- Large Games Room/Master Bedroom
- 2 Bedrooms, Bathroom
- Central Village Location. Car Parking Space

An exceptionally well presented and extremely spacious leasehold 2nd floor apartment, for which 25% SHARE IS OFFERED FOR SALE. The apartment offers VERSATILE LIVING ACCOMMODATION in a central village location, convenient for all of the village excellent amenities and facilities. The apartment has an added benefit of an ALLOCATED PARKING space.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





ENTRANCE To Weigal Court is approached through a glazed panel door with intercom system leading to a communal RECEPTION HALL with staircase leading to the SECOND FLOOR APARTMENT.

ENTRANCE HALLWAY From the communal entrance hall, giving access to:

RECEPTION HALL With radiator, telephone point, smoke detector, built-in cloaks cupboard and built-in storage cupboard and access to the roof void.

LARGE LIVING ROOM 37' 7" x 23' 0" (11.46m x 7.01m) (Max) Which was formerly the Master Bedroom, having laminate flooring, part sloping ceilings with window to the front and two Velux windows to the side elevation, two radiators, TV aerial point, built-in storage cupboard with power point and access to the roof void.

LIVING/DINING KITCHEN 20' 4" x 17' 4" (6.2m x 5.28m) (Max) The living area having two radiators and laminate flooring, TV and telephone points and views over the enclosed rear communal gardens. The kitchen area has a

stainless steel single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill with four ring ceramic hob with extractor fan and light over, space and plumbing for washing machine and dishwasher. Part-tiled walls, laminate flooring and gas fired wall mounted combination boiler.

BEDROOM ONE 18' 3" x 10' 7" (5.56m x 3.23m) With radiator and TV aerial lead.

BEDROOM TWO 14' 6" x 9' 2" (4.42m x 2.79m) With radiator and TV aerial lead.

BATHROOM 7' 0" x 6' 4" (2.13m x 1.93m) Having panelled bath with shower mixer taps and side screen, pedestal hand basin and low level WC. Tiled walls and flooring, extractor fan, medicine cabinet and heated towel rail.

OUTSIDE The property has a communal garden, mainly laid to lawn. There is a GARDEN STORE SHED and the property benefits from an ALLOCATED CAR-PARKING SPACE.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

POSSESSION - Vacant possession will be given on completion.

TENURE - The property is LEASEHOLD and we understand is held on a 999 year lease, the current rent is £381.79 per calendar month which also includes the building insurance. Any prospective purchasers must fulfil the conditions laid out by Platform Housing Group and the association also stipulates that dogs and cats are not permitted at the property.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: 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 - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		