

18 Gibson Court

Tattershall Road, Woodhall Spa, LN10 6WP



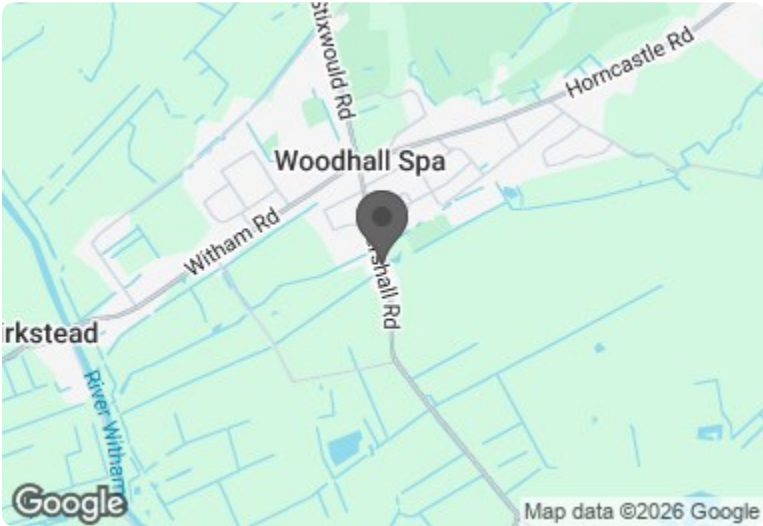
Total floor area 71.6 sq.m. (771 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B



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



PRICE REDUCTION

Asking price £293,000 Leasehold

This delightful GROUND FLOOR property boasts TWO BEDROOMS, TWO BATHROOMS and DIRECT ACCESS TO COMMUNAL GARDENS AND PATIO AREA. Situated in a peaceful area, this flat offers a tranquil retreat from the hustle and bustle of everyday life.

The property's interior is tastefully designed, with a modern touch that complements the overall ambiance. The bedrooms are generously sized, providing ample space for relaxation and personalisation.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Gibson Court, Tattershall Road, Woodhall

Gibson Court

Situated on Tattershall Road in the historic town of Woodhall Spa, Gibson Court is an exclusive Retirement Living development for the over 60's. These private retirement homes in this gated community, share attractive communal facilities and an amazing location close to the heart of Woodhall Spa. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep. This Retirement Living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and landscaped gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum. Gibson Court Retirement Living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat. All our new retirement apartments are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager on-site in office hours, Monday-Friday

Apartment Overview

A delightful two bedroom, two bathroom ground floor apartment, offering comfortable and peaceful living with the added benefit of DIRECT ACCESS TO THE COMMUNAL GARDENS AND PATIO AREA. Situated in a tranquil setting, this attractive apartment provides a wonderful retreat from the hustle and bustle of everyday life. The well presented interior combines a modern style with a welcoming feel, creating a comfortable home that is both practical and easy to maintain.



Both bedrooms are generously proportioned, offering plenty of space for relaxation and personalisation, while the two bathrooms provide added convenience. A particularly appealing feature is the direct access to the communal gardens and patio, providing an ideal space to enjoy the outdoors.

Social Lifestyle

The Communal Lounge is at the heart of the community at Gibson Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Gibson Court on a regular basis and always happy to welcome new clients.

Landscaped Gardens

One of the main social hubs of Gibson Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support

The personal care services available at Gibson Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.



2 Bed | £293,000

Lease Information

Lease: 999 years from 1st Jan 2021
Ground rent: £495 per annum
Ground rent review: May-31
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Service Charge

- House Manager on-site Monday-Friday 9-3
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £4,892.06 for financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Parking

No parking space is associated with this apartment.

Additional Information & Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



PRICE
REDUCED