

HUNTERS[®]

HERE TO GET *you* THERE



Bridge Street

Gainsborough, DN21 2AT

£120,000



We are pleased to offer to the market a second floor two bedroom apartment situated in a gated development in the Granary Wharf development in the town of Gainsborough. The property is ideally situated on Bridge Street, Gainsborough just opposite the start of the town pedestrianised shopping centre. The accommodation comprises Entrance Hallway, open plan Lounge, Diner, Kitchen, two Bedrooms one with En Suite and a further Bathroom. The property benefits from secure gated entrance and one allocated parking space.



COMMUNAL ENTRANCE

The communal hallway is accessed via a door from the main street plus secure parking.

LOUNGE DINER 17'3" x 12'7" (5.28m x 3.84m)

Double glazed door opening onto balcony area with further double glazed windows to either side, electric heater, opening to:

KITCHEN 12'2" x 6'10" (3.73m x 2.10m)

Fitted with a range of matching wall and base units with complementary work surface over, inset stainless steel single drainer unit, built in oven and hob with extractor fan over, space and plumbing for washing machine, tiled splashbacks, vinyl flooring, integrated fridge freezer.

BEDROOM ONE 12'8" x 12'2" (3.88m x 3.73m)

Double glazed window to the front elevation, electric heater, door leading into:

EN SUITE 6'3" x 6'1" (1.92m x 1.87m)

Fitted suite comprising enclosed shower cubicle, low level w.c., pedestal wash hand basin with tiled splashback, electric heater.

BEDROOM TWO 10'11" x 12'9" (3.34m x 3.90m)

Double glazed window to the front elevation, electric heater.

BATHROOM 6'3" x 7'6" (1.92m x 2.29m)

Fitted suite comprising panel sided bath, low level w.c., pedestal wash hand basin with tiled splashbacks, electric heater.

EXTERNALLY

The property has an allocated parking space which is situated in a secure gated area under the building.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'B'

TENURE - Leasehold

Service charges from 1 January to 31 December 2025 inclusive £1,663.79.

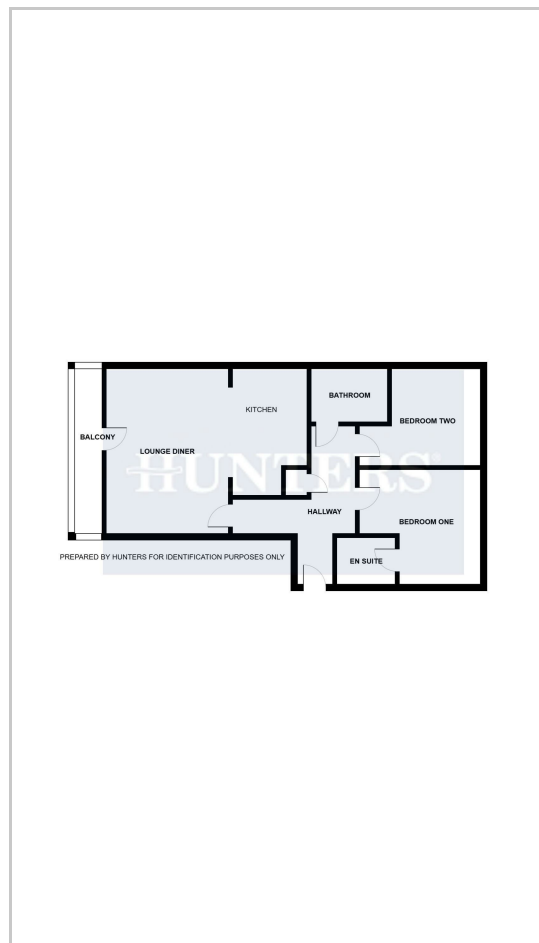
This payment can be made either annually, quarterly, at a figure of £418.79 on 1st January followed by £415.00 on 1st April, 1st July and 1st October or monthly at a figure of £145.79 on the 1st January followed by 11 monthly payments of £138.00.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

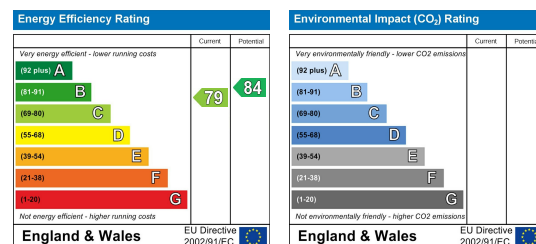
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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