

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



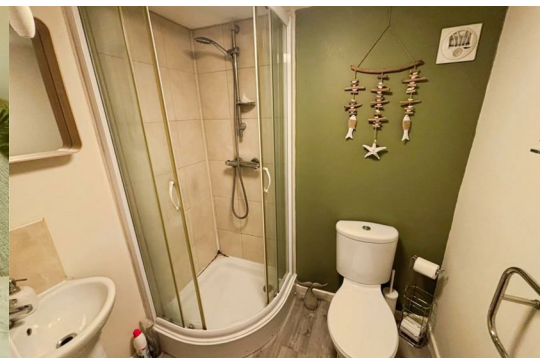
## Bridge Street

Gainsborough, Lincolnshire, DN21 1JA

Asking Price £84,950



We offer to the market with NO ONWARD CHAIN for ease of purchase a second floor apartment located in the converted Maltings building with accommodation comprising Entrance Hallway, open plan Lounge Kitchen area, two Bedrooms one with En Suite and Bathroom and externally access to the parking area. VIEWING IS HIGHLY RECOMMENDED.



## ACCOMMODATION

The building is accessed by a secure coded door with communal area having stairs rising to the upper floor and lift giving alternative access. The property is situated on the second floor with access from a communal hallway giving access into:

## HALLWAY

With storage cupboard housing the hot water cylinder and provision for automatic washing machine and further storage. Doors in turn giving access to:

## OPEN PLAN LOUNGE/KITCHEN 18'6" x 9'2" (5.66m x 2.81m )

Wooden double glazed window, wall mounted electric heater, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring ceramic hob with extractor over and space for low level appliances.

## MASTER BEDROOM 17'5" x 9'6" to its maximum dimensions (5.32m x 2.90m to its maximum dimensions)

Wooden double glazed window and wall mounted electric heater. Door giving access to:

## EN SUITE SHOWER ROOM 5'10" x 4'8" (1.78m x 1.43m )

Suite comprising w.c., pedestal wash hand basin and tiled splashback, shower cubicle and heated towel rail.

## BEDROOM TWO 17'4" x 9'8" to its maximum dimensions (5.29m x 2.95m to its maximum dimensions)

Wooden double glazed window and wall mounted electric heater.

## BATHROOM 7'2" x 5'7" (2.20m x 1.72m)

Suite comprising w.c., pedestal wash hand basin with tiled splashback, panel sided bath and tiled splashback, wall mounted heated towel rail.

## TENURE - Leasehold

125 years commencing 1st January 2004.

Ground Rent - approximately £50.00 per annum

Service Charge - approximately £1.900 per annum

## COUNCIL TAX

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

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

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.

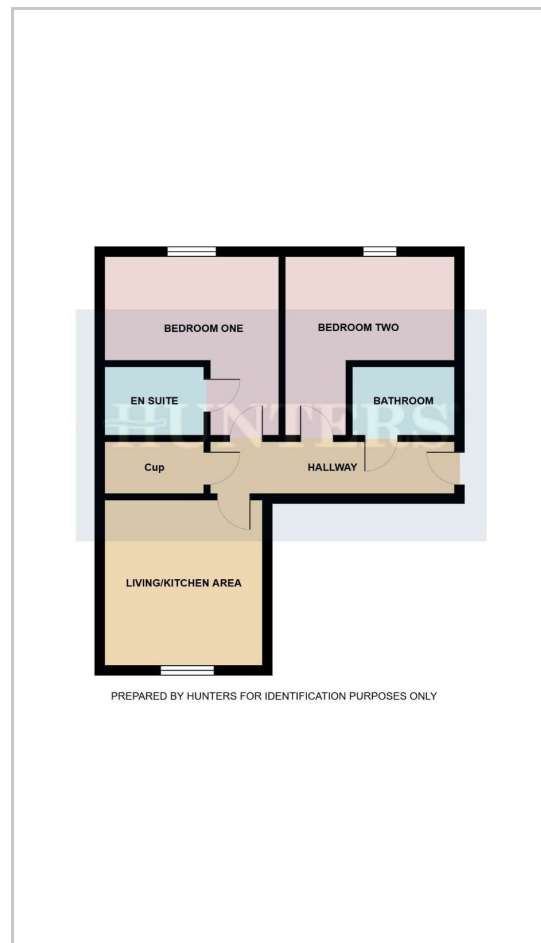
124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

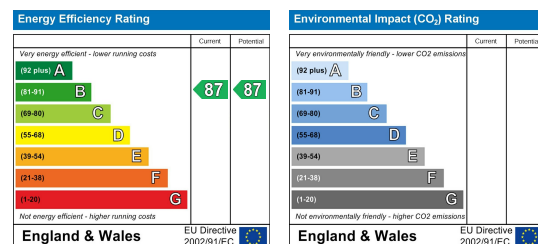
## Area Map



## Floor Plans



## Energy Efficiency Graph



124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>