

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Peacock Place

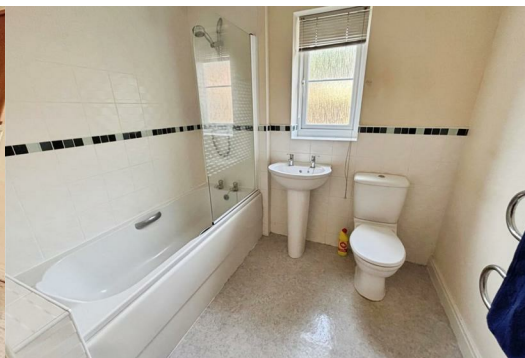
Gainsborough, DN21 1GH

50% Shared Ownership £30,000



AVAILABLE TO PURCHASE AT ANYTHING BETWEEN CURRENT SHARE 50% AND 100% OWNERSHIP. PLEASE CONTACT THE OFFICE TO DISCUSS 01427 616118

Two bedroom, ground floor purpose-built apartment located in a popular residential area of Gainsborough having access to the towns are numerous amenities including Marshall's yard retail complex medical leisure facilities supermarkets Accommodation briefly comprising of entrance hallway Open Plan lounge through kitchen two bedrooms and bathroom. The property has electric heating and UPVC double glazing along with an allocated parking space. Viewing highly recommended.





ACCOMMODATION  
Entrance door leading into:

ENTRANCE HALLWAY  
With intercom system and electric heater. Doors giving access to

OPEN PLAN LIVING KITCHEN AREA 22'10" x 11'9" (6.96 x 3.58)  
uPVC double glazed windows to both the front and rear elevation, two electric storage heaters, fitted kitchen comprising of base, drawer and wall units with complementary work surfaces, tiled splash back, stainless steel sink and drainer with mixer tap, space for fridge freezer provision for automatic washing machine, electric oven and four ring hob with extractor over.

BEDROOM ONE 12'0" x 11'10" (3.66 x 3.61)  
uPVC double glazed windows to both the front and side elevation and wall mounted electric heater.

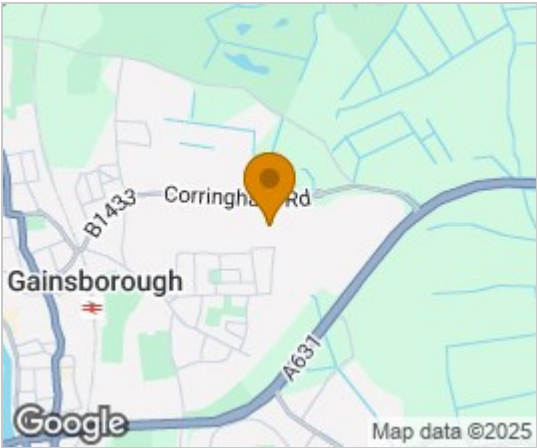
BEDROOM TWO 13'0" x 10'4" to maximum dimensions (3.97 x 3.15 to maximum dimensions)  
uPVC double glazed window to the side elevation, wall mounted electric heater and door giving access to linen cupboard which also houses the hot water cylinder.

BATHROOM 7'6" x 6'5" (2.29 x 1.96)  
Three-piece bathroom suite comprising of w.c., pedestal wash hand basin with tiled splash backs and panel sided bath with shower over and electric towel rail.

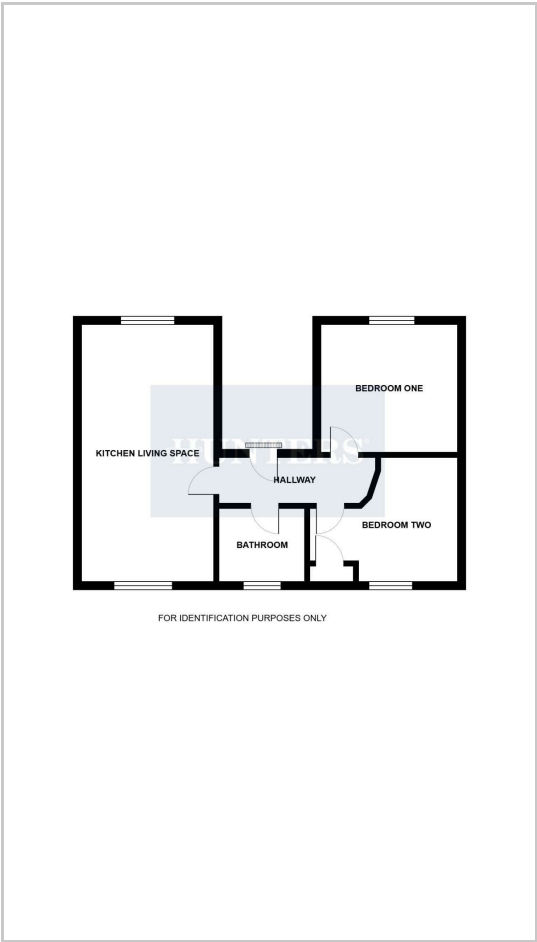
COUNCIL TAX  
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

AGENTS NOTE  
The property is Leasehold with a 99 year lease commencing 01/03/2007 with 83 years remaining. (length of lease could be extended)  
We are further advised the Service Charge relating to the property is £92.45 pcm Rent and service charge total £271.10 pcm  
There will also be a rental fee for the 50% shared ownership.

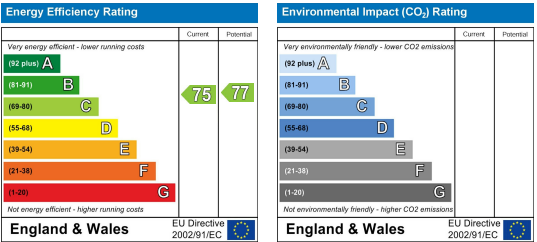
Area Map



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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