

HUNTERS[®]

HERE TO GET *you* THERE



Trinity View

Gainsborough, DN21 2JP

£45,000



Hunters are pleased to offer to the market this two bedroom mid floor apartment located within a purpose-built block in the centre of the market town of Gainsborough **VIEWING RECOMMENDED** . Accommodation briefly comprising of entrance hallway Open Plan lounge Kitchen, Bedrooms and Bathroom.



ACCOMMODATION

The building is accessed via a security door leading into the communal area with stairs rising to the upper floor.

A wooden entrance door gives access into:

ENTRANCE HALLWAY

With electric heater, airing cupboard and doors giving access to:

LOUNGE DINER 19'9" x 13'8" to maximum dimensions (6.03 x 4.17 to maximum dimensions)
uPVC double glazed window and French doors with Juliet balcony, two electric storage heaters and opening into:

KITCHEN AREA 8'11" x 5'10" (2.74 x 1.80)
Fitted kitchen comprising base, drawer, wall and larder units, integrated electric oven, four ring electric hob with extractor over, inset stainless steel sink and drainer with mixer tap over, provision for automatic washing machine and space for fridge freezer.

BATHROOM 8'11" x 6'3" (2.74 x 1.93)
Suite comprising w.c., pedestal wash hand basin, panel sided bath with mixer shower over, tiled splashbacks and electric heated towel rail.

BEDROOM 13'7" x 9'3" (4.15 x 2.82)
uPVC double glazed window and wall mounted electric heater.

MASTER BEDROOM 14'1" x 13'0" to maximum dimensions (4.31 x 3.97 to maximum dimensions)
uPVC double glazed window and French doors with Juliet balcony and wall mounted electric heater.

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

TENURE - LEASEHOLD
999 years from 1st January 2000

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"

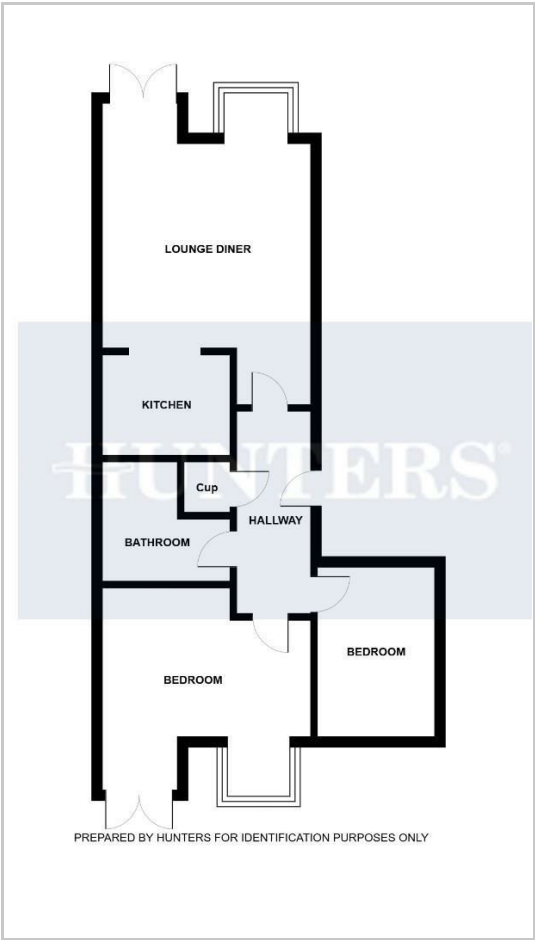
AGENTS NOTE
Please note there is no valid EWS1 (External Wall System Fire Review certificate), seek legal advise before offering

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.

Area Map



Floor Plans



Energy Efficiency Graph

