



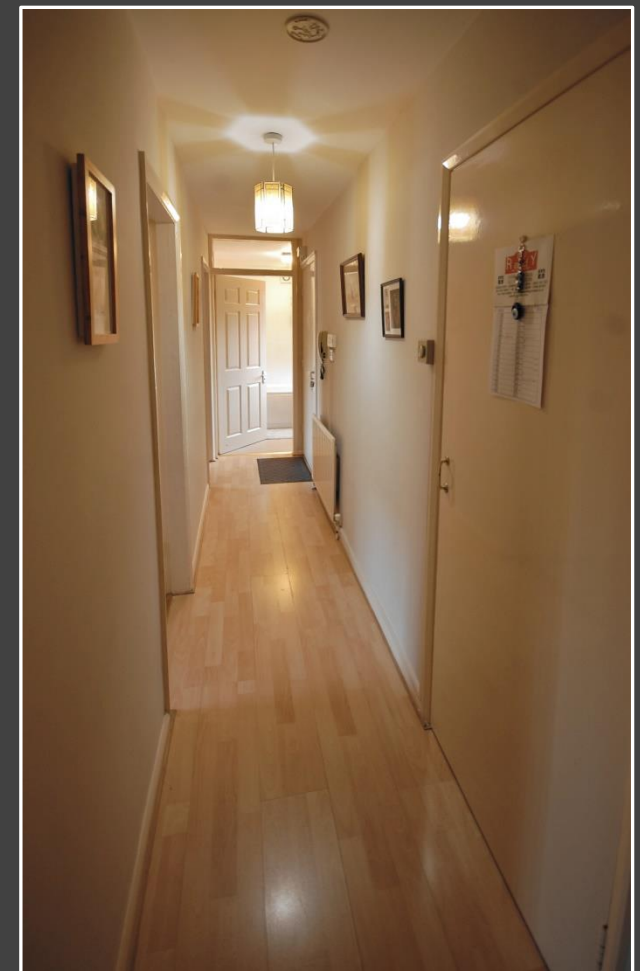
6 Church Close

Louth LN11 9LR

M A S O N S
EST. 1850

6 Church Close, off Gospelgate, Louth, Lincolnshire LN11 9LR

Purpose-built ground floor flat located within the sought-after west conservation area of Louth yet only a few paces from the many town centre facilities and the scenic park at Westgate Fields. Two bedrooms, hallway, bathroom, lounge/diner and breakfast-kitchen, external store and shared courtyard garden with a superb view of St James Church. Gas CH system, DG windows and car parking space. The property has been let but is scheduled to be vacated on the 28th March 2024.



Directions

From St James' Church travel just a short distance south along Upgate passing the left turn to Mercer Row and immediately after the zebra crossing take the narrow right turn along Gospelgate. After a short distance, the entrance into Church Close is on the right – proceed into the courtyard and bear left where the flat will then be facing you. Alternatively, on foot, there is a white door to the right of the café by the previously mentioned zebra crossing, into the Church Close courtyard, for residents.



Entrance Hallway

With beech effect laminated floor covering, radiator, digital central heating programmer and wall thermostat. Intercom telephone entry system for the main door. Recessed airing cupboard with radiator, independent thermostat and two deep linen shelves. Good size recessed store cupboard some 2m wide, with electric light and wall shelves.

Dining Lounge

Double radiator, coved ceiling and wide front window fitted with louvre blinds and overlooking the courtyard to the east. Gas point to the side wall, TV aerial socket and smaller window on the side elevation.

The Property

Dating back to the early 1980's the building within which this ground floor flat is contained, has brick faced and rendered principal walls beneath pitched concrete tiled roof coverings. The flat has timber framed double-glazed windows and heating is by a gas central heating system.

Accommodation (NB approximate room dimensions are shown on the floorplans which are indicative of the room layout and not to specific scale)

The property is approached over a pathway to the left of the building when viewed from the courtyard and around to the rear where a ledged, braced and framed door leads into a shared entrance lobby with staircase leading off to the upper flats. The main door of number 6 opens into the:





Breakfast-Kitchen

Range of built-in units with a painted finish and comprising base cupboards and drawers, roll-edge onyx effect work surfaces with ceramic tiled splash backs and an inset single-drainer, stainless-steel sink unit.

Wall cupboard units including a glazed display cabinet. Royale electric cooker in white with 4-plate top, oven and grill. Space for tall fridge freezer and space with plumbing for washing machine. Front window with roller blind and overlooking the main courtyard. Tile-effect floor covering, radiator, diffused strip light and remote British Gas smart meter.





Bedroom 1 (Front)

A double bedroom also having an outlook over the Church Close courtyard, the front window having a fitted louvre blind. Radiator and coved ceiling.





Bedroom 2 (Rear)

Also a double bedroom in size, with radiator, coved ceiling and rear window with louvre blind. Smaller side window with roller blind and facing the shared garden area with the Church of St James beyond.

Bathroom

White suite of low-level dual-flush WC, pedestal wash basin with single-lever mixer tap and panelled bath with shower fittings to the mixer tap. Radiator, extractor fan and rear window having a ceramic tiled sill and roller blind. Wall cupboard with louvre door and housing the Potterton Promax Combi HE Plus condensing gas central heating boiler.

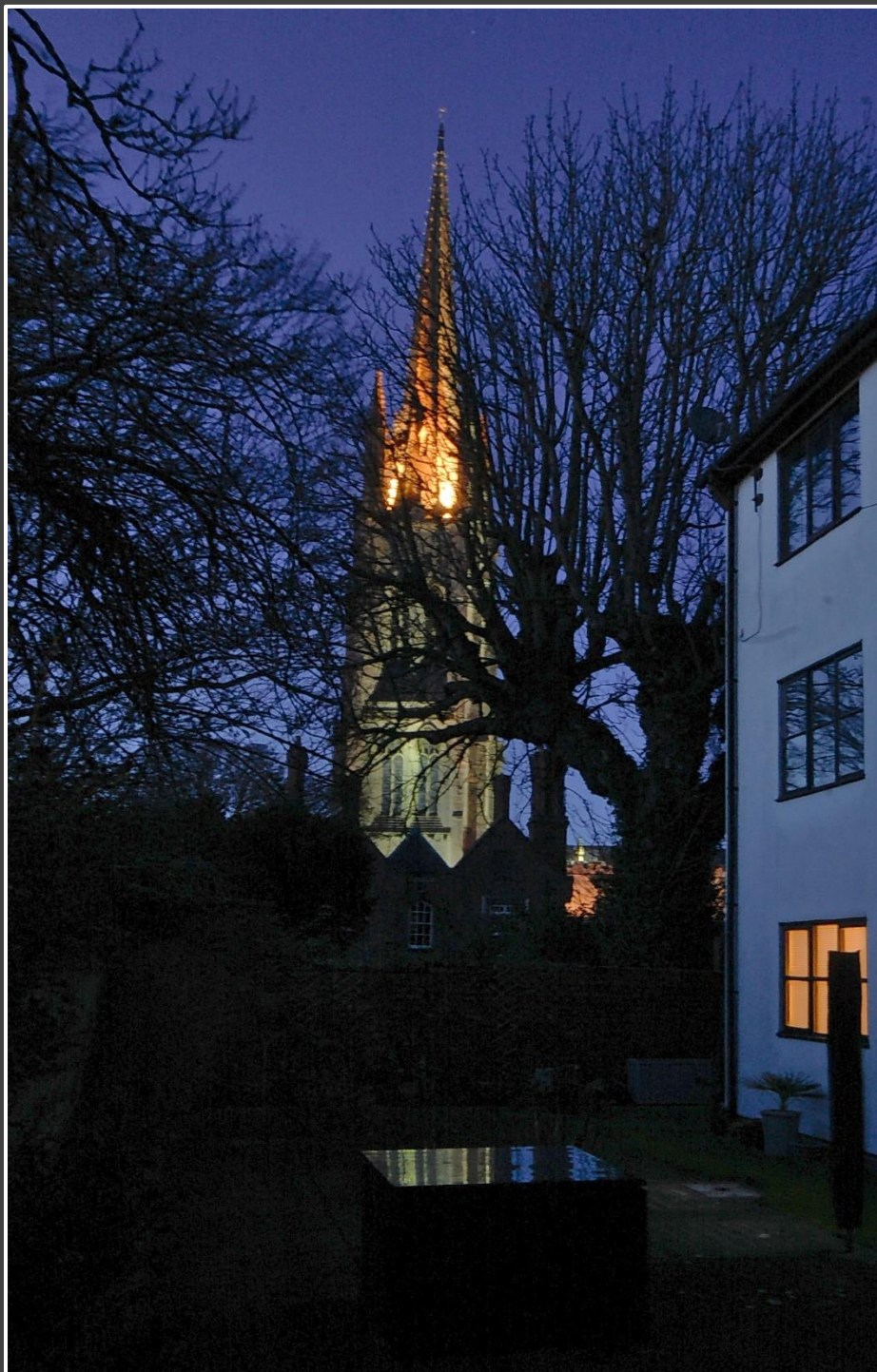




Outside

The property has the valuable benefit of an allocated car parking space within the courtyard.

The shared pathway leading to the rear of the building has gravel beds and a variety of shrubs and plants. The flat has a useful integral store within the main structure, with double door access. There is also a communal garden and seating area enjoying some wonderful views of the church spire and this is especially impressive at night-time as shown in the following photograph.



Tenure

The property is leasehold and the original 99-year leasehold interest has been extended to a period of 189 years from the 1st April 1983 at a peppercorn ground rent (if demanded). There is a 1/6 share of the annual insurance cost for the block of flats and a proportionate maintenance cost (4.76%) of any maintenance to roads, footpaths etc. The owners of the 6 flats in the block also have a 1/6 share each for maintenance of gutters, pipes, rainwater fittings, services etc. The parking space which forms part of the leasehold interest has a right to park a domestic vehicle. There is a proportionate charge payable for maintenance of the common garden areas – this has last amounted to around £25 to £35 p.a. There are typical restrictions regarding noise and nuisance, and the lessor's permission is required to keep a dog, cat or other animal such as to not cause annoyance to other flat owners.

The property has been let but the tenant has served notice that he will vacate on the 28th March 2024 after caring for the property diligently throughout the tenancy.

Viewing: Strictly by prior appointment via the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. Smart gas and electricity meters. The property is in Council Tax band A.

Location

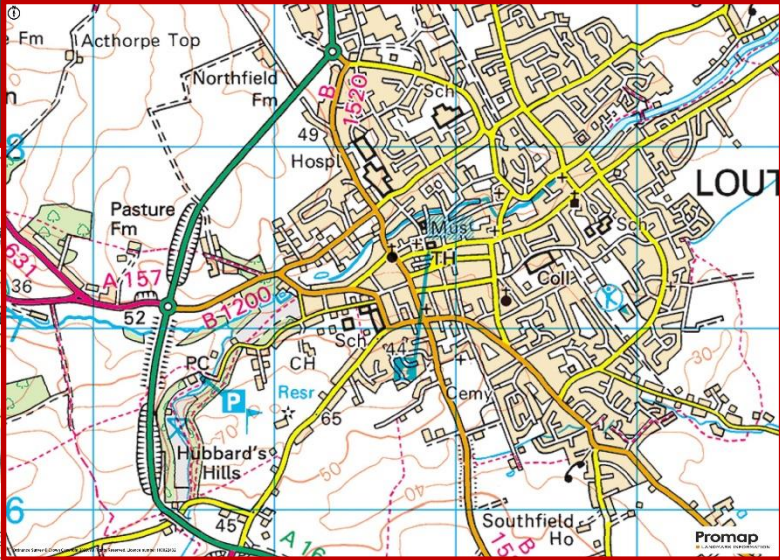
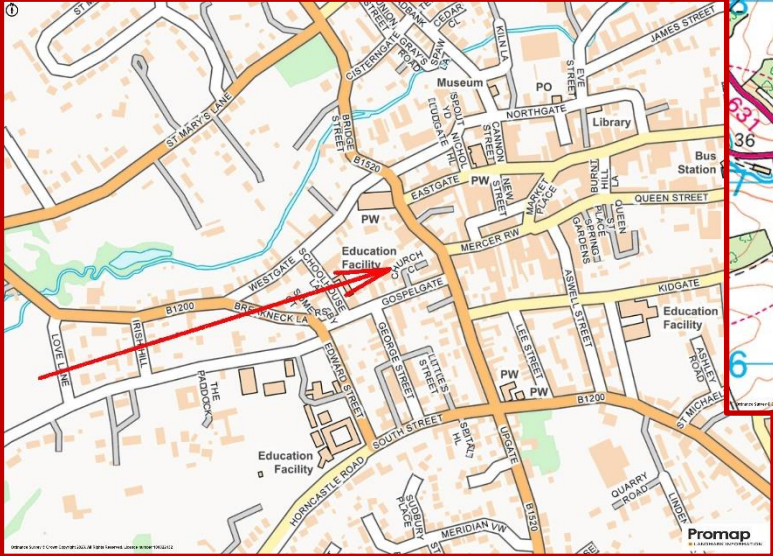
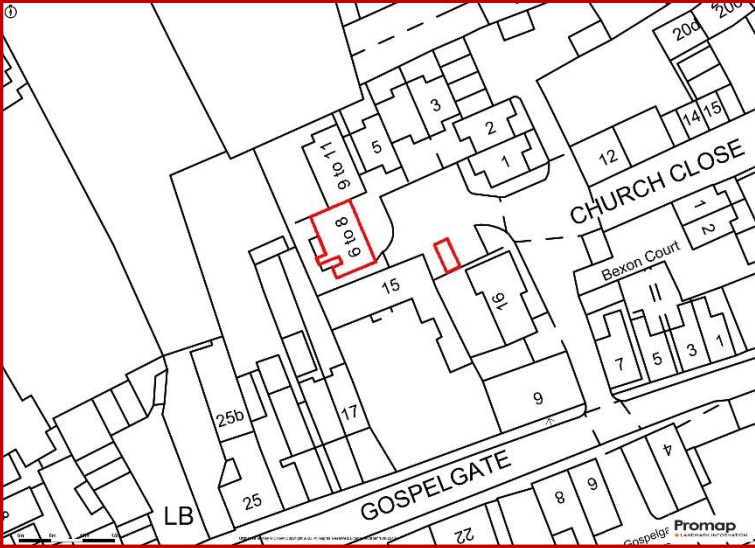
Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard’s Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

St James’ Church, Louth

Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.

Location and Area Maps

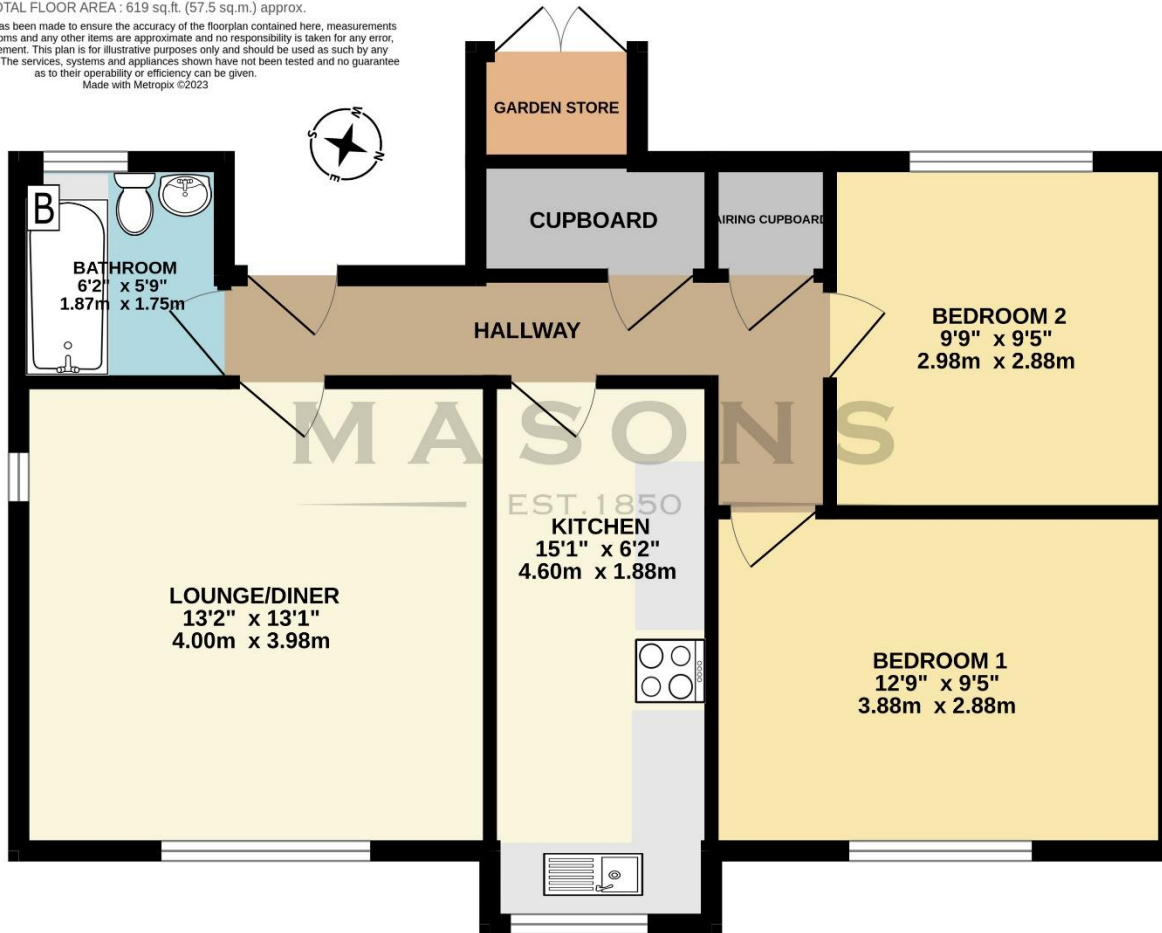


Floorplan

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Graph

NB a PDF of the full Energy Performance Certificate can be emailed on request.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.