



7 The Maltings Court Market Rasen LN8 3AZ

£110,000

JOHN TAYLORS
EST. 1859

A spacious terrace house which forms part of a converted Victorian former malting house and which is conveniently situated for the towns' amenities including Tescos superstore, petrol station, railway station,, shops and post office. The property offers spacious accommodation including two double bedrooms, and a large kitchen as well as an allocated parking space. Epc rating C.

Rooms

Front Entrance Porch

With UPVc double glazed entrance door, timber framed window and further is a UPVc double glazed inner door opening to:

Lounge

With UPVc double glazed window, radiator, coved ceiling, TV aerial and telephone points. Measurements into staircase.

14'6" x 14'5" (4.48m x 4.44m)

Breakfast Kitchen

With fitted wall and base cupboards, roll top worksurfaces, stainless steel sink and drainer, tiled splashbacks, integrated electric oven and Zanussi gas hob, space for washing machine, gas fired central heating boiler, UPVc double glazed windows, radiator, cooker extractor hood, large built-in storage cupboard. Measurement extending to 4.59 m

14'5" x 11'8" (4.44m x 3.6m)

Stairs to first floor landing

With access to roof space, central heating timer control and thermostat.



Bedroom 1

With UPVc double glazed window, radiator and built-in wardrobe. Width measurement extending to 4.45m.

14'4" x 10'9" (4.41m x 3.34m)

Bedroom 2

With UPVc double glazed window.

15'3" x 7'6" (4.68m x 2.34m)

Bathroom

With white suite comprising of a panelled bath having glass shower screen, splash tiling and shower attachment over, wash basin, WC, UPVc double glazed window, radiator, illuminated bathroom mirror, built-in airing cupboard housing hot water cylinder and shelving. 8'2" x 6'5" (2.52m x 2m)

Outside

Maltings Court comprises of paved a communal access road and carpark. The property has an allocated parking place .

Services

The property has Mains water, Electric, Gas and Waste Water Drains connected.

Tenure

Understood to be leasehold with a 999 year lease from 1st December 1989 and a ground rent of £15 rising to £120. No ground rent has been paid.

Management Fee

The Management (Service Charge) fee will be £90 per month from April 2023. This is due for payment on the 28th of the previous month in advance. The Complex of 23 units equally share the maintenance of building and grounds. The Management fee includes Property Insurance (not contents) the maintenance of the outer fabric, painting of porch, repairs to gutters & roofs, car parking and courtyard.

Ground Rent

Ground rent has not been payable since the owners of the leases of the 23 properties within Maltings Court became joint owners of the freehold in 1992. the ground rent is therefore no longer demanded of the leaseholders.



Council Tax Band

According to the governments' online portal the property is currently in Council Tax Band B.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

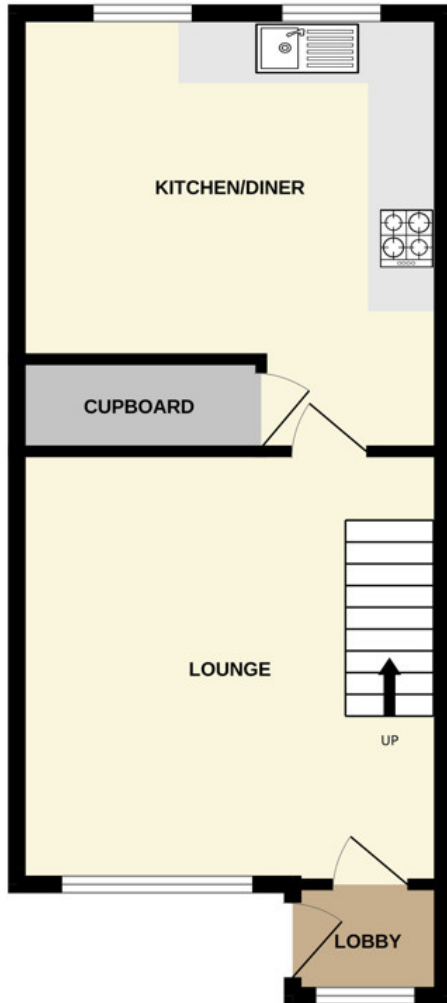
Viewing is strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking Of Selling?

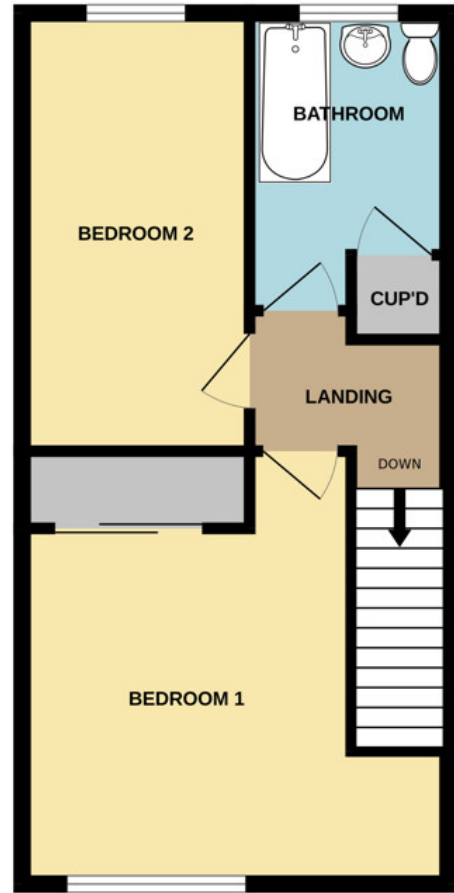
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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.
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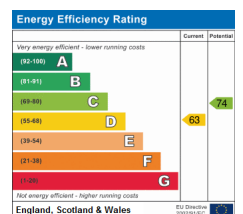
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.