

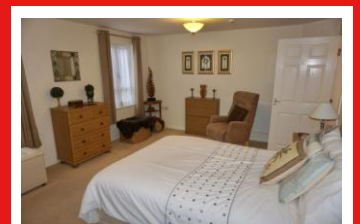
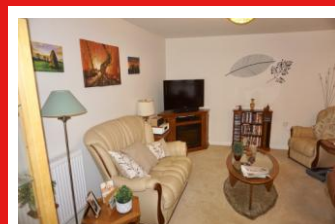
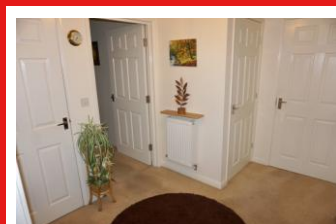


***4 Weigall Court,
Witham Road, Woodhall Spa LN10 6RW
Shared Ownership £45,000 for 25%
Share***



- First Floor Leasehold Apartment
- Well Presented & Maintained
- Large Open Plan Dining/Living Kitchen
- 2 Double Bedrooms, Bathroom
- Single Garage, Communal Gardens
- Central Village Location

An exceptionally well presented and maintained leasehold, first floor apartment, of which a 25% share is offered for sale. The apartment offers spacious accommodation, in a central village location, convenient for all the excellent amenities and facilities on offer in the village. The apartment has the added benefit of a single garage.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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ENTRANCE TO WEIGALL COURT Approached through a glazed panelled door with intercom system leading to a communal reception hall with staircase leading to the first floor apartment.

RECEPTION HALL With radiator with shelf over, wall thermostat, telephone point, shelved built-in storage cupboard with light and further storage cupboard with light.

LIVING/DINING KITCHEN 18' 3" x 17' 6" (5.56m x 5.33m) (Average measurements plus access) The living/dining area having a dual aspect, two radiators, ceiling fan light, TV aerial point and open access to the kitchen area having stainless steel single drainer sink unit with mixer taps. Range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill with four ring ceramic hob with extractor fan and light over, Indesit washing machine, Bosch fridge/freezer, cupboard housing the gas fired wall mounted combination boiler. Part-tiled walls.

BEDROOM ONE 16' 4" x 12' 9" (4.98m x 3.89m) Having

radiator, TV and telephone points and free standing triple wardrobe with sliding doors.

BEDROOM TWO 15' 4" x 9' 9" (4.67m x 2.97m) Having radiator, ceiling fan light, TV and telephone points.

BATHROOM 7' 2" x 6' 9" (2.18m x 2.06m) Having panelled bath with electric shower unit over with side splash screen, pedestal hand basin and low level WC. Mirror wall cabinet, shaver point, extractor fan, part-tiled walls and radiator.

OUTSIDE The property has a communal garden area, mainly laid to lawn. The property also has a **SINGLE GARAGE** which is in a block of three with up-and-over door and with power and light connected.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band B.

POSSESSION - Vacant possession will be given on completion.

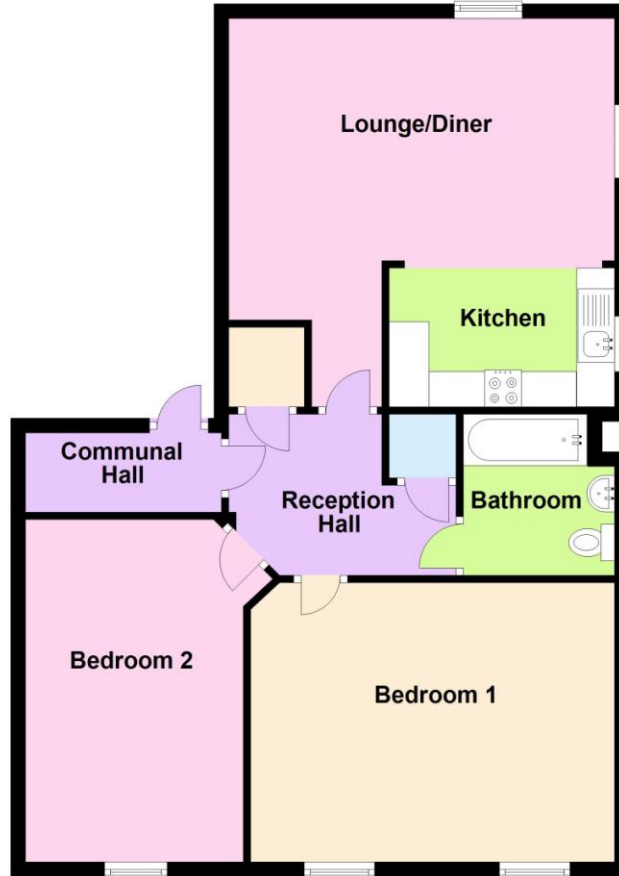
TENURE - The property is **LEASEHOLD** and we understand from 2023 is held on a 85 year lease, the current rent is £472.17 per calendar month which also includes the building insurance. Any prospective purchasers should fulfil the conditions by Platform Housing Group and the Association also stipulates that dogs and cats are not permitted at the property.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets and curtains.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.



First Floor



Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

