



9 FORLANDER PLACE
LOUTH LN11 7WA

MASONS
EST. 1850

ABOUT 9 FORLANDER PLACE.....

Of particular interest to first time buyers and investors – this second-floor purpose-built apartment is located in a modern three storey building – one of a pair positioned close to the re-developed canalside area of Louth with an off-street parking space within the grounds. The apartment is one of the larger units in the building with two bedrooms, the master being particularly spacious, dining-lounge, breakfast kitchen and bathroom all accessed off a hallway with entrance lobby. Gas Central Heating system and double-glazed windows. For Sale with NO CHAIN. Leasehold on a 950-year term from 2001.



DIRECTIONS

From St James Church in the town centre, travel south along Upgate and take the second left turn onto Mercer Row. Follow the road through the town centre keeping ahead at the small junction and then, at the second mini roundabout by the Morrisons store, take the first exit along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road, follow this for some way and round the right bend by the Woolpack Inn. The entrance to Forlander Place is then on the right as shown in the main image.

9 FORLANDER PLACE, LOUTH, LINCOLNSHIRE LN1 1 7WA

ACCOMMODATION

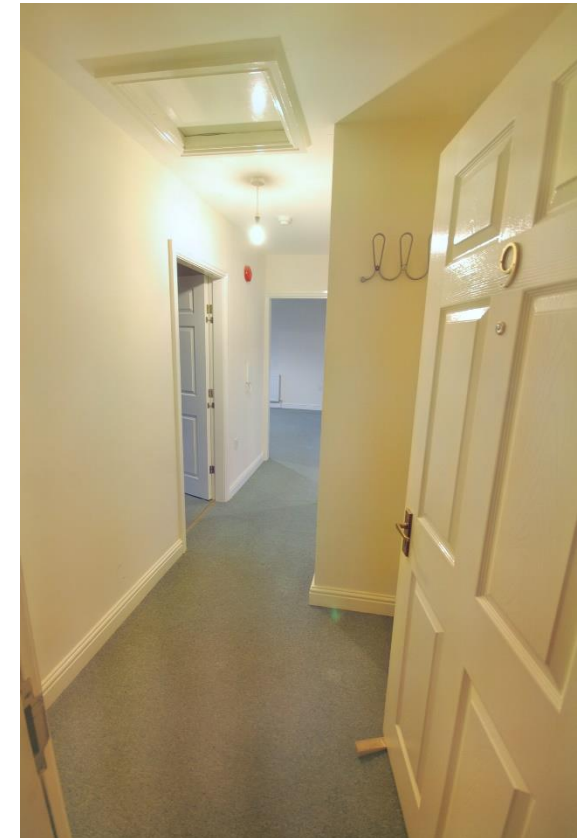
Apartment 9 is positioned on the second floor within the southernmost of the two Forlander Place buildings and to the west end of the building with ground floor entrance on the north elevation. The rear windows face the River Lud which passes through the communal grounds. Number 9 is a top floor apartment some 100 sq. ft larger than the two apartments below as it extends out over the first-floor landing, resulting in larger bedrooms, and bathroom. There are some fine views from this elevated property.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale) The property is approached from the car parking area over a pathway adjacent to the north elevation, to a part-glazed door with glazed side panel. This door can be unlocked from each apartment via a security intercom system. The door opens into a smartly kept communal hallway with staircase having a white-painted spindle balustrade and leading to the upper floors. The second staircase leads only to No. 9 (the top floor apartment).

Entrance Hall

L-shaped with radiator, coat hooks, wall-mounted telephone intercom entry system and trap access to the roof void. White six-panel doors lead off.





Dining Lounge

An excellent size with a radiator, two double-glazed windows on the front elevation, TV and telephone points, ample power points and a connecting white six-panel door to the:

Breakfast Kitchen

With a range of base and wall units finished in cream with pine knobs and comprising base cupboards and drawers, tall larder cupboard with shelving, roll-edge work surfaces in grey with contrasting ceramic-tiled splashbacks and an inset stainless steel, single drainer sink unit. Free-standing glass fronted cooker in white with double oven incorporating grill to the upper section, four-plate ceramic hob and a cooker hood above. Recess with plumbing adjacent for washing machine and further recess for a refrigerator. Wall-mounted Ariston gas-fired combination central heating boiler providing instant domestic hot water. Rear double-glazed window with Venetian blind. Radiator.



Bedroom 1 (front)

A spacious double bedroom with a large, raised plinth having a white-painted panelled top surface, radiator, two front windows with louvre blinds and at low level to one side is the electricity consumer unit with MCBS.

Bedroom 2 (rear)

A smaller double bedroom or good size single bedroom with radiator and rear double-glazed window with louvre blinds.





Bathroom

White suite comprising a panelled bath (side panel requires replacement) with two grips and thermostatic mixer tap with shower fittings connected to a handset on wall rail; low-level WC and pedestal wash hand basin with tiled splashback. Wall-mounted cabinet, mirror over the wash basin, radiator and rear window with tiled sill and Venetian blind. Light-operated extractor fan and twin ceiling spotlight downlighters. Oak-effect floor covering.

Outside

The Forlander Place buildings are enclosed by lawned communal gardens which extend along the banks of the River Lud in part. There are spacious parking areas within which the property has a single car parking space.



Tenure

– A summary is provided below but a PDF copy lease document can be emailed on request when received from the sellers' solicitor. Leasehold – the property is held on a 950-year lease from 1st January 2001. The lease states that the rent payable is £30 p.a. for the first 33 years, £60 p.a. for the following 33 years and £90 for the remainder of the term. The rent is payable each year in advance on the 1st January.

There is a service charge payable on 1st January and 1st July each year and the annual cost is understood from the sellers to be in the region of £850 pa. The Landlord insures the buildings and keeps common parts of the structures including parking space, communal gardens, boundaries, shared hallways-staircases-landings etc. clean and illuminated as necessary. No animals or birds are permitted in the apartments if these cause a nuisance to other apartment occupiers and no fouling of the communal gardens is permitted. The apartments are for residential occupation only with maintenance obligations on the leaseholder and no structural alterations are permitted. Windows are to be cleaned at least once per calendar month and floors should be covered in sound-deadening material.

Viewing

Strictly by prior appointment through the selling agent.





Location

Louth has three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty. The property is a comfortable walk from the town centre and the Louth conservation area boasts some handsome Georgian and Victorian buildings with St James' Church proudly standing in the heart of town. There are some attractive parks including Westgate Fields and Hubbards Hills on the western outskirts.

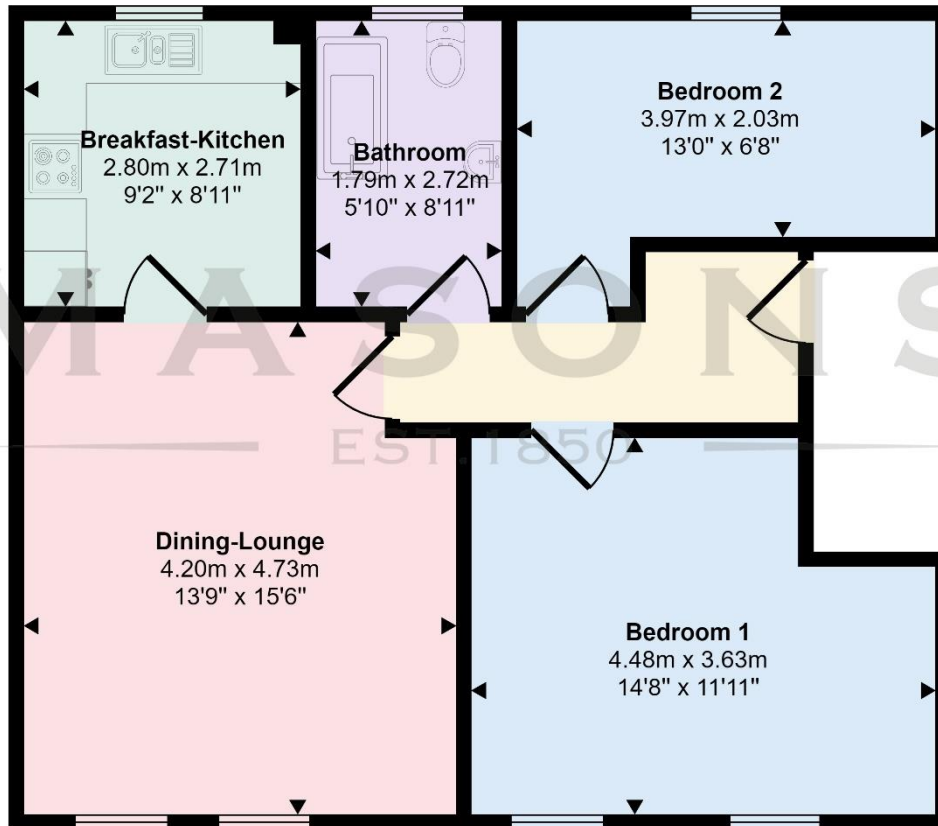
General Information

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. Any

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. The property is in Council Tax band A.

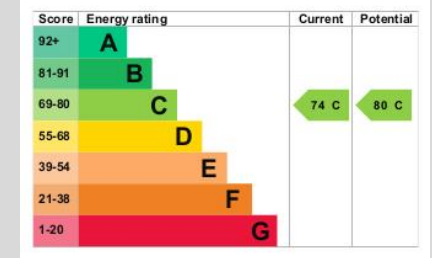
FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
63 sq m / 678 sq ft



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



MASONS
EST. 1850

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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.