

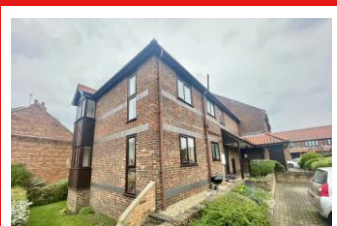


***42 Old Bain Court,  
Conging Street, LN9 5DW  
Asking Price Of £132,000***



- First Floor Leasehold Apartment
- Large Lounge/Diner, Kitchen
- 2 Bedrooms, Shower Room
- Communal Gardens, Allocated Car Parking
- Gas Central Heating
- Double Glazed Units Throughout

Situated in the town centre, close to both the supermarkets of Tesco and the Co-Op and within walking distance of all other amenities and facilities, is this spacious first floor two bedroom apartment, set in communal gardens with allocated car-parking space, and is currently let, so is ideal as an investment opportunity, or for a first time buyer. No upward chain.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

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This first floor apartment is built in a small complex of similar properties in the town centre and is leasehold, however the purchaser will have shares in the management company which holds the freehold. The apartment has the benefit of being within walking distance of both Tesco and the Co-Op supermarkets and all other facilities and amenities on offer within the town.

The accommodation briefly comprises:

**GROUND FLOOR ENTRANCE** With staircase to the first floor leading to the **RECEPTION HALL** with radiator, telephone point, access to the roof void, partly boarded and with loft ladder, and built-in shelved storage cupboard.

**LOUNGE** 18' 8" x 11' 8" (5.69m x 3.56m) Having wall mounted electric coal effect fire, radiator and built-in shelved storage cupboard.

**KITCHEN** 10' 6" x 10' 2" (3.2m x 3.1m) Having single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Free standing electric double oven and grill with four ring ceramic



hob (available by separate negotiation), with extractor fan and light over, space and plumbing for washing machine, space for fridge/freezer. Views towards the River Bain and gas fired wall mounted combination boiler, radiator.

**BEDROOM ONE** 13' 7" x 10' 8" (4.14m x 3.25m) With radiator and views over the River Bain.

**BEDROOM TWO** 10' 9" x 9' 9" (3.28m x 2.97m) With radiator and views over the River Bain.

**SHOWER ROOM** 7' 4" x 7' 2" (2.24m x 2.18m) Having tiled shower cubicle with electric shower unit, vanity hand basin and low level WC. Part-tiled walls, extractor fan, heated towel rail and shaver point.

**OUTSIDE** There is an outside STORE which has power and also has a vent for a tumble dryer. There is an outside cold water tap. GARDENS are communal and mainly to the side and rear of the complex, to the front is a large car-parking area with an allocated parking space for the apartment.

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

**TENURE** - The property is held on a 999 year lease which started May 24th 1993. Management fee payable of £500 per annum for insurance and general external maintenance of the building and garden.

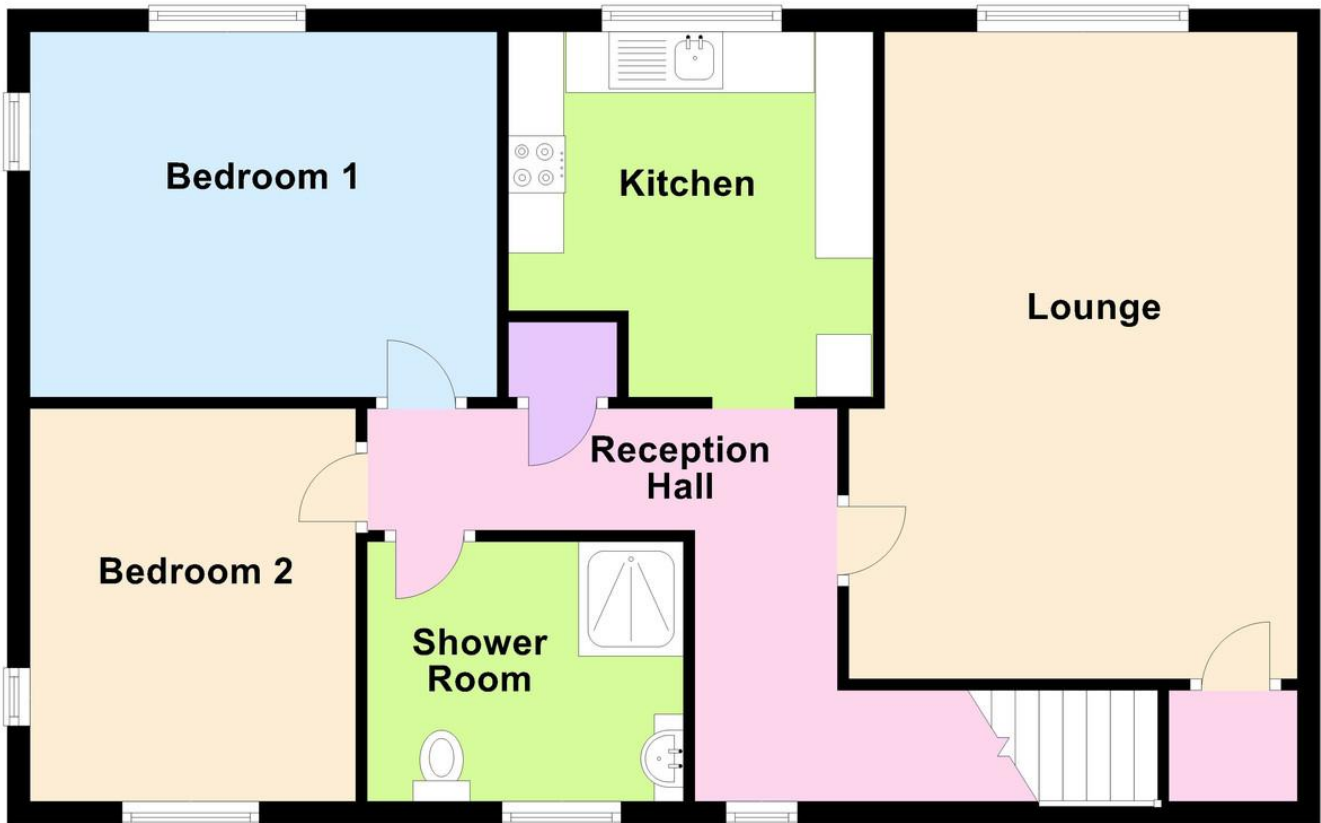
**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - Fitted carpets included in the sale. Window blinds, curtains, tumble dryer, washing machine and freezer are all available by separate negotiation.

**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 are 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			