

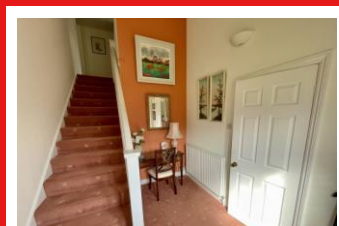


**6 Kirkstead Court,
Woodhall Spa, LN10 6RS
Asking Price Of £249,950**



- First Floor Leasehold Apartment
- Ground Floor Reception Hall & Utility/WC
- Lounge/Diner, Fitted Kitchen
- 2 Double Bedrooms, Bathroom
- Garage & Parking. Communal Gardens
- Gas CH. uPVC Units. No Chain

Situated in a prime and much sought after location within easy walking distance of the village centre, is this well presented and maintained first floor apartment, having spacious accommodation which fully warrants an internal inspection. Set within good sized communal gardens with the benefit of garage and parking, brought to the market with NO UPWARD CHAIN.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





GROUND FLOOR RECEPTION HALL 9' 7" x 7' 8" (2.92m x 2.34m) Having staircase to the first floor, double radiator.

UTILITY/CLOAKROOM With low level WC, hand basin with tiled splashback, radiator, worktops with space and plumbing under for washing machine.

ON THE FIRST FLOOR - LANDING AREA 11' 8" x 10' 0" (3.56m x 3.05m) (Max) Having part sloping ceiling and laminate flooring.

LOUNGE 20' 9" x 14' 0" (6.32m x 4.27m) Having a limestone feature fire surround and hearth with fitted coal effect gas fire, double radiator, wall thermostat, smoke detector, TV and telephone points. Open archway to:

DINING AREA 8' 6" x 7' 7" (2.59m x 2.31m) With double radiator.

KITCHEN 9' 10" x 8' 6" (3m x 2.59m) With glazed entrance door off the lounge, having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over and

concealed lights. Neff built-in electric fan assisted oven, four ring gas hob with extractor fan and light over, part-tiled walls, integral fridge, gas fired wall mounted boiler, ceiling spot lights.

INNER HALL With smoke detector, access to the roof void and built-in shelved airing cupboard with radiator.

BEDROOM ONE 14' 2" x 11' 8" (4.32m x 3.56m) Having two double fitted wardrobes with interior shelf and hanging rail, double radiator. Telephone point and TV aerial lead.

BEDROOM TWO 13' 5" x 10' 0" (4.09m x 3.05m) With double radiator.

BATHROOM 8' 8" x 8' 6" (2.64m x 2.59m) Having panelled bath, shower cubicle, pedestal hand basin and low level WC. Fully tiled walls and flooring, heated towel rail and illuminated wall cabinet.

OUTSIDE - GARAGE Having up-and-over door and power and light connected.

THE GARDENS The property is set within communal gardens and mainly laid to lawn with a tarmac driveway fronting the garage providing car parking space.

TENURE - The property is LEASEHOLD on a 999 year lease as from the 30/4/1986 with a management company for both the ground floor and first floor apartments, the owners both having shares within the company on which the selling of the property passes to the incoming purchaser. The management company is responsible for the insurance and maintenance of the building and a contribution for the management of the gardens.

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

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

POSSESSION - Vacant possession will be given on completion.

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





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.

