



*7 Came Court,
Woodhall Spa, LN10 6DA
Offers Over £260,000*



- Second Floor Purpose Built Apartment
- Well Presented & Maintained
- Open Plan Lounge/Diner with Balcony
- 3 Bedrooms (1 En-suite)
- Garage & Parking
- NO ONWARD CHAIN

Forming part of a small and attractive development of similar properties, this well-presented second floor, purpose-built leasehold apartment is ideally situated within easy walking distance of the village centre and its excellent range of amenities and facilities. The property offers generous and well-planned accommodation throughout, featuring a spacious open-plan lounge/diner with access to a small balcony, providing a pleasant outdoor seating area.



Woodhall Spa - 01526 353185
www.waltersstateagents.co.uk





There is a well-equipped kitchen, three good-sized bedrooms – one of which benefits from an en-suite – together with a separate bathroom. Externally, the development is approached via an attractive block-paved courtyard and enjoys well-maintained communal gardens. The property further benefits from a single garage with parking directly in front. Offered to the market with no onward chain, this apartment presents an excellent opportunity for a range of buyers.

GROUND FLOOR COMMUNAL ENTRANCE With staircase or lift to the first and second floors. **SECOND FLOOR LANDING** with access door to:

RECEPTION HALL Having fitted storage base cupboard, covered radiator, door chimes, wall thermostat, built-in shelved airing cupboard with radiator and access to the roof void.

LOUNGE/DINER

LOUNGE AREA 21' 0" x 11' 3" (6.4m x 3.43m) With feature fire surround and hearth with electric coal effect fire, radiator, part-sloping ceiling with two Velux windows, in-set ceiling lights, TV and telephone points, double doors to a **SMALL BALCONY** and open access to:

DINING AREA 16' 5" x 10' 6" (5m x 3.2m) Having range of fitted

base storage cupboards and drawers to one wall with service hatch over and to the opposite side, further fitted storage cupboards with wine rack. Radiator, in-set ceiling lights.

KITCHEN 13' 4" x 9' 8" (4.06m x 2.95m) 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. Hotpoint built-in electric fan assisted oven and grill with four ring ceramic hob with extractor fan and light over, integral fridge and separate freezer, space and plumbing for dishwasher, space and plumbing for washing machine and tumble dryer. Radiator, service hatch to the dining area.



BEDROOM ONE 12' 3" x 11' 2" (3.73m x 3.4m) Having built-in triple wardrobe with sliding doors, fitted range of base storage cupboards and drawers together with corner TV unit, part-sloping ceiling with two Velux windows, radiator.



EN-SUITE SHOWER ROOM Having fully tiled shower cubicle, vanity hand basin and low level WC. Part-tiled walls, heated towel rail, tiled floor, illuminated wall cabinet, extractor fan and part-sloping ceiling with Velux window.

BEDROOM TWO 11' 3" x 10' 1" (3.43m x 3.07m) Having fitted double wardrobe with sliding doors, fitted dressing table with drawers under, fitted bedside unit, radiator and part-sloping ceiling with Velux window.



BEDROOM THREE 11' 4" x 7' 5" (3.45m x 2.26m) Having fitted double wardrobe with sliding doors. Cupboard housing the gas fired wall mounted combination boiler, radiator.

BATHROOM 11' 2" x 6' 5" (3.4m x 1.96m) Having panelled bath with shower over and folding splash screen, vanity hand basin with cupboards under and low level WC. Fitted storage cupboard, radiator, mirror wall cabinet, shaver point, part-tiled walls. Tiled floor, extractor fan and part-sloping ceiling with Velux window.

OUTSIDE - COMMUNAL GARDENS

GARAGE 22' 0" x 9' 5" (6.71m x 2.87m) Located in a block of four, with electric remote control roll-up door, wall storage cupboards, power and light connected.

OUTGOINGS - The property is situated within the East Lindsey District Council. Property Band D.

TENURE - The property is LEASEHOLD. The new owners of the property will become members of the Management Company that run the complex and subject to maintenance requirements of the complex. The Service Charge is between £2,500 - £3,000 per annum.





POSSESSION - Vacant possession will be given on completion.

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

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

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.

EPC GRAPH TO FOLLOW

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.