TES PROPERTY

Streets Northgate, Louth, LN11 0LY

Asking Price £88,000

NO ONWARD CHAIN

TES Property bring to the market this attractive and spacious second floor apartment located within the town centre of Louth, close to all shops and amenities. This delightful property internally consists of a bright and airy kitchen/living/diner with one double bedroom and a bathroom and further benefits from a large attic with ample storage space.

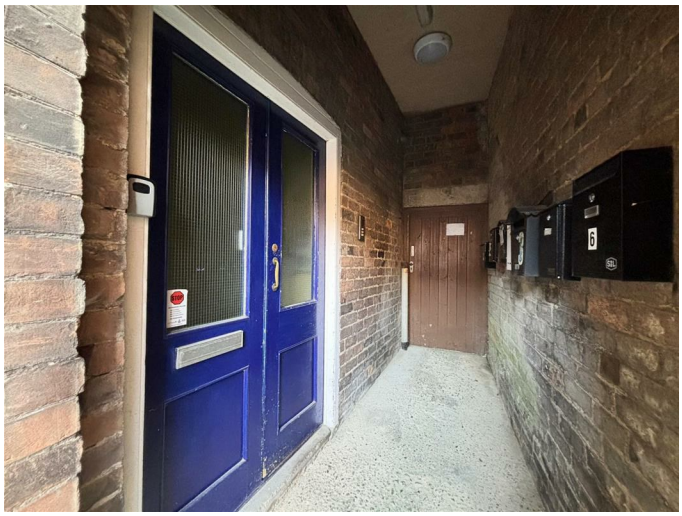
Viewing is highly recommended to appreciate the size and tranquil setting of this lovely property.

Location - Louth

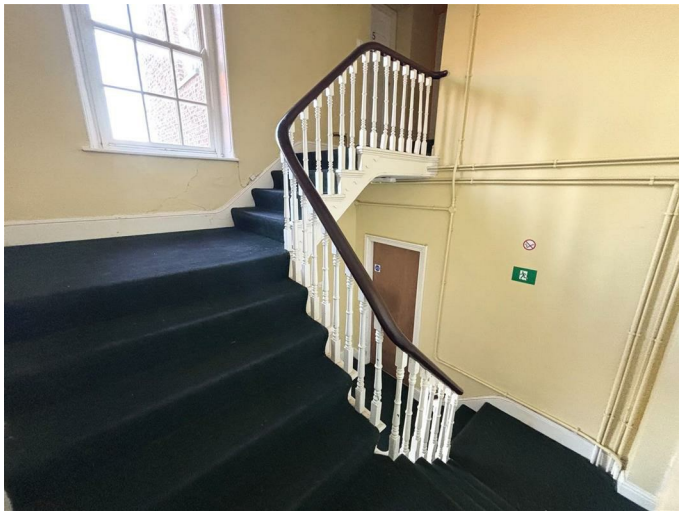
The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Communal Entrance



Communal Stairways



The flat is accessed via a communal entrance with multiple staircases leading up to the second floor landing where you will find the door to flat 5.

Entrance Hall

You enter the flat into the hallway where there are doors into the kitchen/ living area, bedroom and bathroom. There is a built in storage cupboard, wooden flooring and a radiator.

Open Plan Kitchen/Dining/Living 17'4" x 16'6" (5.288m x 5.038m)

Bright and airy space with kitchen, dining area and living area. There are single glaze timber sash windows to the front and side, radiator, T.V aerial point and smoke alarm.

The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap, there is space for washing machine, fridge and oven, and a cupboard houses the wall mounted boiler.

Bathroom 7'4" x 7'9" (2.236m x 2.375m)

Fitted with a three piece suite consisting of a panelled bath with shower over and glass screen, w/c and wash hand basin, there is a heated towel rail, wooden floor, part tiled walls and extractor.

Bedroom 10'2" x 11'8" (3.112m x 3.560m)

Double bedroom with single glazed timber sash window to the front and a radiator.

Views

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is leasehold with 153 years remaining and a monthly service charge of £55.00.

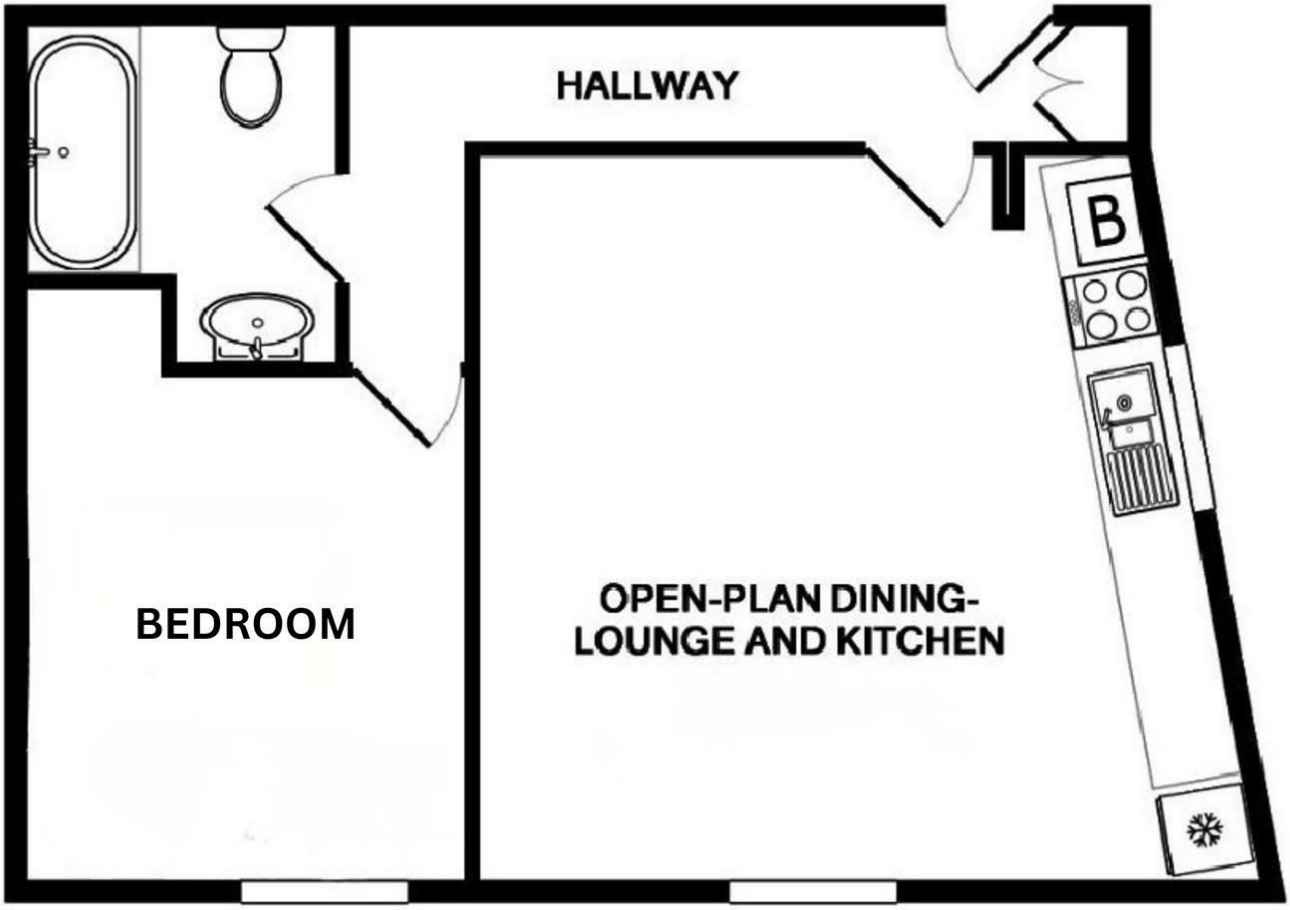
Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

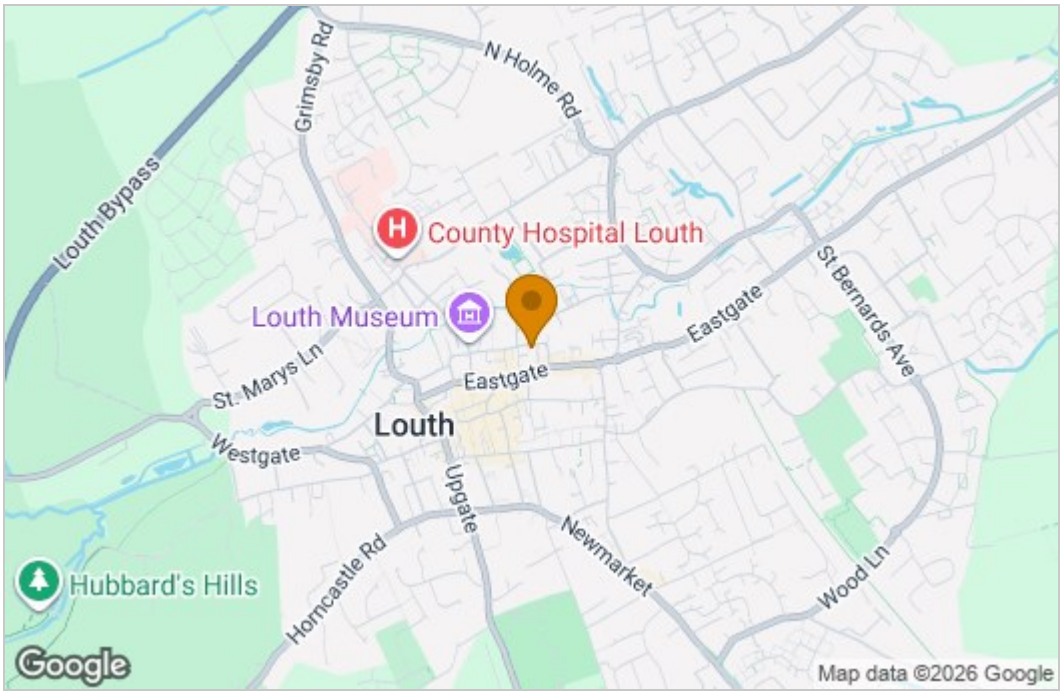
Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

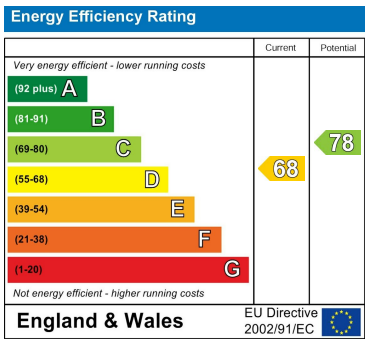
Floor Plan



Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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