



Flat D, 37 Westgate, Louth
LN11 9YQ

M A S O N S
EST. 1850





A very rare chance to acquire a first floor one bedroom flat on the very desirable Westgate, Louth, just a few minutes' walk into the centre of Louth market town and having views of St. James' church spire. The property has been completely renovated to a high standard having a newly fitted kitchen and bathroom with redecoration and new floorings and benefitting from an outside secure store and shared courtyard.

The property briefly comprises kitchen, lounge opening into hallway with access into bathroom, leading through to the double bedroom to the rear. Perfect as a first time buy or investment. Early viewing is recommended due to the highly desirable location and proximity to Louth town centre.

The Property

The property is leasehold and accessed via an entrance door off Westgate into a communal hallway and staircase which has recently been refurbished to a good standard where lighting is provided. Located within a Georgian Period property and having views to the side looking towards Louth town centre and the spire of St. James church and overlooking the rear courtyard area, set within the conservation area. Heating is provided by newly fitted storage heaters.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Kitchen

Timber front entrance door gives access to the kitchen, having a range of wall and base units finished in gloss white

with stone-effect, roll-top laminated work surfaces and having single bowl stainless steel sink mono mixer tap, space for fridge or washing machine and space for electric cooker with fitted stainless steel Bosch extractor above. Attractive grey tiled splashbacks above all work surfaces and neutrally decorated walls with wood plank-effect vinyl floor covering and housing the recently installed electric consumer unit, large sash window to one side with step up into:

Lounge

A bright and airy lounge having a large original sash bay window. Neutrally decorated with grey carpeted floorings, newly installed electric storage heater.

Hallway

Small hallway having loft access hatch with newly fitted grey carpet and neutral decoration with opening into:

Bedroom

A good size double bedroom having neutral decoration and newly fitted grey carpet, large sash window to the side overlooking the courtyard, electric storage heater.

Bathroom

Newly fitted bathroom suite consisting of a low-level WC, wash hand basin and panelled bath with Tritton electric shower over, fully tiled walls in an attractive neutral stone and having inset spotlight to ceiling with attractive wood plank-effect vinyl floor covering. Airing cupboard to the corner housing the hot water cylinder and immersion heater with laundry storage shelving above with timer controls. Large sash window to the side and extractor fan to the ceiling.

Outside

A good size shared courtyard accessed via a separate alleyway from Westgate with space for bin storage, outside tap and also having a private and secure outside store providing useful storage with the possibility of installation of electrics and water to allow white goods such as washing machine to be located here.

Lease

We are advised by the vendor that the property is leasehold, currently on a 59 year term with a £50 per annum maintenance fee. The vendors have advised us they have written confirmation from the freeholder to extend the lease to 125 year term for an agreed amount, to be arranged and negotiated by the new buyer.

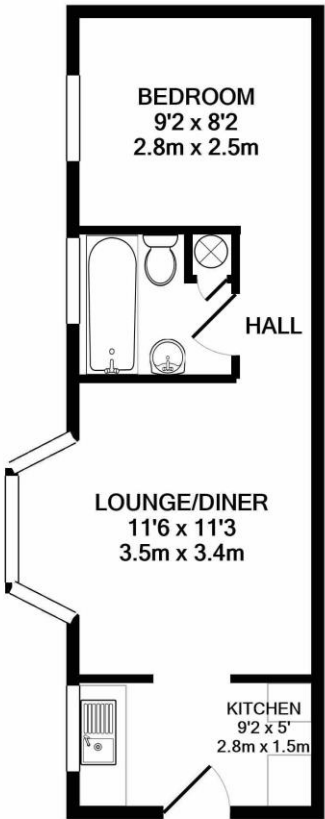
Viewing

Strictly by prior appointment through the selling agent.

General Information

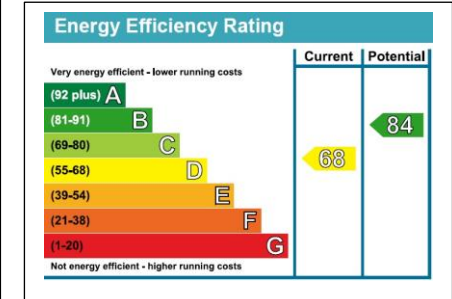
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. 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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

Floor Plans and EPC Graph



TOTAL APPROX. FLOOR AREA 289 SQ.FT. (26.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request. The EPC graph is illustrated on the floor plan page