

MARTIN MASLIN

8 CANAL CLOSE
LOUTH
LINCOLNSHIRE
LN11 0FH



Found in this delightful position along the canal side unbeknown to many, a third floor purpose-built flat with its own garage and parking space. Ideally placed within walking distance from the town centre. The property is ideal for first time buyers and investors. Offered with No Forward Chain. Originally built in 2012 by Persimmon Homes, This well designed flat is perfect for a lock-up and go, benefitting from security entrance system with a communal hallway, featuring a bike store and covered bin store, without the worry of any gardening. Well presented in first-class order, the flat includes a private entrance, porch, leading to a hallway, generous lounge with feature Juliet style balcony. A modern kitchen with oven and hob, Bathroom with white suite and two good sized Bedrooms, (including principal bedroom with private ensuite shower room). A superb flat with views overlooking the canal, within easy reach of local shops. Viewing highly recommended. EPC rating - C.

£118,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

FRONT ENTRANCE

A spacious communal entrance hallway with a built in meter cupboard, bike store and large under-cupboard bin store. The staircase leads to the third floor entrance. Consisting of a porch with a secure entry system, and a hall with laminate flooring and an electric wall heater.

LOUNGE

3.91m (12'10") x 3.53m (11'7")

A most delightful lounge with a Juliet style balcony overlooking the canal side. A pleasant room with space for free-standing furniture, featuring a fashionable laminate floor, a useful built in storage cupboard and electric storage heater.

KITCHEN

4.47m (14'8") x 1.83m (6'0")

A well-designed kitchen with a range of smart modern units in a woodgrain and dove grey finish, providing plenty of natural light into the flat. Contrasting work surfaces with a stainless-steel sink create a modern look to the kitchen and built-in appliances include a ceramic hob with stainless steel backplate, overhead extractor fan and light and a single oven beneath. There is plumbing for an automatic washing machine and space for a fridge freezer. The kitchen has a smart grey floor and extractor fan.

BEDROOM ONE

4.11m (13'6") x 5.59m (18'4")

A spacious bedroom, well decorated with its own private en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite consists of a tiled walk-in shower with electric unit and sliding door makes this an ideal private en-suite. An electric towel rail and extractor fan adds great modern aspects to the en-suite, together with a WC and a hand wash basin.

BEDROOM TWO

3.05m (10'0") x 2.34m (7'8")

Currently used as a dressing room, with potential to be used as a bedroom if acquired.

FAMILY BATHROOM

2.18m (7'2") x 1.68m (5'6")

The bathroom is in a modern white colour, added with a panel bath which is surrounded by grey tiles. There is a WC and hand wash basin with heated towel rail.

GARAGE

The garage is situated to the side of the building with an up and over door, benefiting from its own parking space. There is no garden allocated to this flat.



FRONT ENTRANCE



LOUNGE



KITCHEN



KITCHEN

GENERAL INFORMATION

Water, electricity and drainage are connected, and broadband speeds and availability can be assessed by the Ofcoms checker website. Central heating comprises of independent electric wall heaters to each room and the property has the benefit of wooden frame double-glazing. The property falls within the jurisdiction of the East Lindsey District Council and the Council Tax Band is A. The tenure is Leasehold, with 125 years from the 1st of January 2012. The ground rent is currently £150 per annum from the 23rd of January 2025. Management fees are £1324 per annum which equates to £110.33 per calendar month. This includes landscaping and maintenance, repairs and renewals, out of hours emergency services buildings insurance, cleaning of communal areas, lighting, bike store and bin store.

VIEWING

A video walk-through tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Canal close is situated off Ramsgate, continue along River head road and turn left onto River head. Go past the Wolf Pack Pub, follow it round and canal close is the 3rd turning on your right.



BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM



OUTSIDE



GARAGE



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



25054



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk