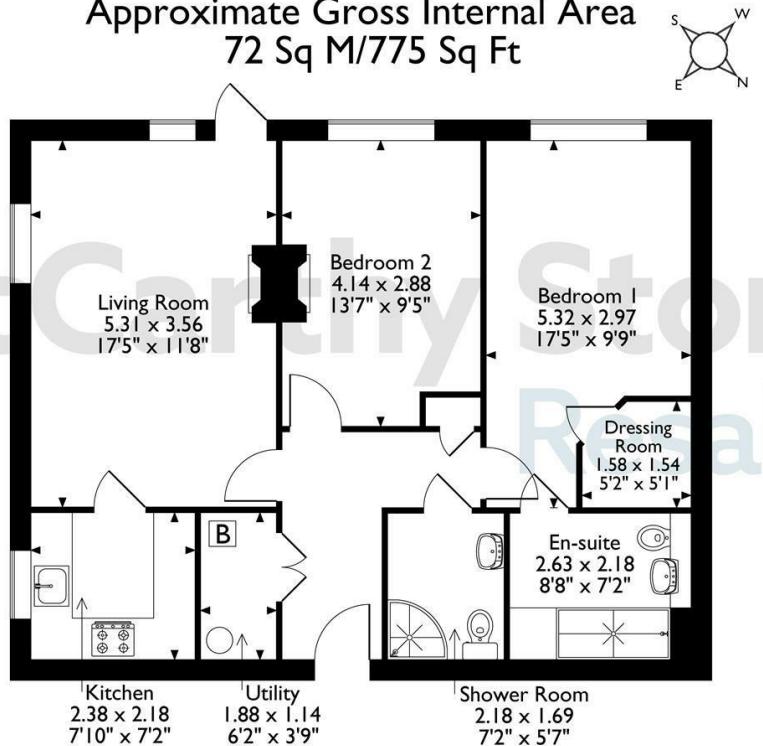


Gibson Court, Apartment 14, Tattershall Road,  
Woodhall Spa, Lincolnshire  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

## 14 Gibson Court

Tattershall road,, Woodhall Spa, LN10 6WP



**Asking price £350,000 Leasehold**

A bungalow in a prime location with no one above or below and either side only connected to a corridor. Very private. Presented in immaculate condition, A BRIGHT & AIRY two bedroom, two bathroom bungalow.



**Call us on 0345 556 4104 to find out more.**

# Gibson Court, Tattershall road Woodhall Spa, Lincolnshire, LN10 6WP

## Gibson Court

Situated on Tattershall Road in the historic town of Woodhall Spa, Gibson Court is an exclusive Retirement Living development for the over 60's. These private retirement homes in this gated community, share attractive communal facilities and an amazing location close to the heart of Woodhall Spa. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep.

This Retirement Living development in Woodhall Spa offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge and landscaped gardens for socialising. There is also a hotel-style guest suite as a convenient alternative when people come to stay and can be booked for a nominal sum.

Gibson Court Retirement Living development is designed to encourage community feeling to flourish, while also allowing you to enjoy the complete privacy of your own spacious retirement apartment. You'll enjoy stylish well-maintained communal spaces, including the well-appointed lounge with free Wi-Fi, and a lush, landscaped garden - ideal for meeting your friends, neighbours and family for a drink and a chat.

All our new retirement apartments are designed with intelligent ergonomics and Modern Methods of Construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms and fire detection - as well as the reassurance of a manager on-site in office hours (9-3)

## Entrance Hallway

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there is a door to a walk-in storage/airing cupboard. Further doors lead to the living room, bedrooms, guest cloaks/WC and wet room.



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**Living Room**  
Wonderfully bright and airy living room, complemented by a double glazed patio door which opens onto a patio area. as the property is a corner plot it looks out beyond the communal garden to the wide views over fields to the south and to the west. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets. A part glazed door leads into the separate kitchen.

**Kitchen**  
A modern fitted kitchen with a range of base and wall units with under counter lighting. An UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge, freezer and dishwasher. Central ceiling light fitting and wood effect flooring.

**Bedroom One**  
This spacious double bedroom with a double glazed window letting in plenty of light, with two ceiling lights, TV and phone point and emergency response pull cord. The room also has a large walk-in wardrobe housing rails and shelving. Separate door leading to an en-suite.

**En-suite**  
A walk in shower with anti-slip flooring, tiled wall, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

**Bedroom Two**  
This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room, benefits from large double glazed window letting in plenty of light. Central ceiling light, TV and phone point and emergency response pull cord.

**Bathroom**  
Fully tiled and fitted with suite comprising of; a shower, WC, vanity unit with sink and mirror above. Heated towel rail. Emergency pull switch.

**Parking Space**  
Please contact us for availability.

**2 bed | £350,000**

## Service Charge (breakdown)

- House Manager on-site 9-3
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £4,756.05 for the financial year ending 28/02/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Lease Information

Lease: 999 years from 1st June 2021

Ground rent: £425 per annum

Ground rent review: 1st June 2036

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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