



# Flat 1 Chestnut House, Jameson Bridge Street

| Market Rasen | LN8 3EW

£78,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# Flat 1 Chestnut House

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An opportunity had arisen to purchase a ground floor flat in this characterful building comprising four flats in total.

The property retains many original features and briefly comprises communal entrance lobby leading to the ground floor flat with personal entrance hall, lounge/diner, fitted kitchen, bathroom and bedroom with private access door to the rear communal gardens.

An allocated parking space is also available with the property.

- Ground Floor Flat
- One Bedroom
- Parking Space
- Extended Lease
- Character Features
- Private Entrance Door

## Communal Entrance Lobby

With access to:

## Entrance Hallway

With central heating radiator, built-in airing cupboard providing storage and doors to:

## Lounge/Diner

15'11 x 15'1 (4.85m x 4.60m)

A dual aspect room with two double glazed windows to the front and one to the side elevation. central heating radiator, television point, modern fitted electric fire, telephone point and four wall lights.







### Kitchen

11'4 x 10'3 (3.45m x 3.12m)

A fitted kitchen comprising a range of wall and base units with rolled edge work surfaces over, one and a half bowl sink unit with mixer tap, built-in electric oven with gas hob and extractor hood, plumbing for automatic washing machine, space for fridge, central heating radiator and double glazed window overlooking the rear elevation.

### Bathroom

irregular shape room (irregular shape room)

Comprising panel enclosed bath, low level flush W.C, pedestal hand wash basin, central heating radiator, double glazed window to the side elevation, part tiled walls and tiled floor.

### Bedroom

11'7 x 9'10 irregular shape (3.53m x 3.00m irregular shape )

With built-in wardrobe, central heating radiator and private entrance door leading to communal gardens to the rear.

### Parking

One parking space comes with the property.

### Gardens

There are communal gardens to the rear of the property. A UPVC private door from the bedroom leads out to the communal gardens.

### Services

Gas Heating

Electric

Mains Drainage

### Additional Services

Floor Size: 50 Sq m

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold (125 year lease from November 2021).

Service charge/ground rent: 2023

The building insurance fee is 250.00 per annum.

Maintenance fee is 150.00 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note:  
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