



**3 Waterside Mews
Eastgate
Louth
Lincolnshire
LN11 8DD**

Offers in Excess of £90,000

bettermove

Eastgate Louth

Bettermove are proud to present this 2 bedroom flat in Louth, available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

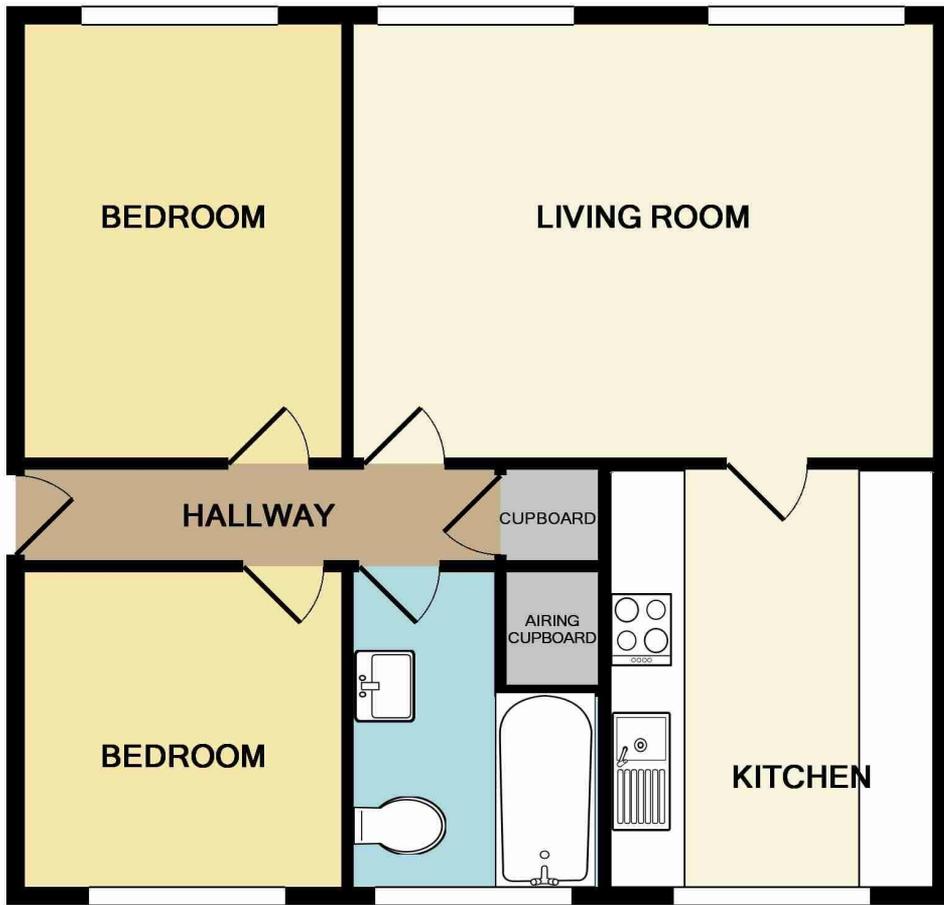
This is a leasehold property with 66 years remaining on the lease; the ground rent is £50 and the service charge is approximately £1,300 per annum.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen, two double bedrooms and the family bathroom on the first floor of the building.

Located in the popular residential area of Louth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A16 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk