

## 62A High Street, Gosberton, PE11 4NJ

**£87,500**

- Allocated parking for added convenience.
- Prime central location in the heart of Gosberton, just a short walk to local amenities.
- Beautifully presented with neutral décor throughout.
- Spacious lounge diner offering plenty of living space.
- A large, well-sized bedroom for comfort.
- Set in a stunning, renovated building with a rich history.
- Ideal first home or a smart investment opportunity.
- Call now to arrange a viewing!

Set in a beautifully renovated building in the heart of Gosberton, this first-floor, one-bedroom apartment has been lovingly maintained by the current owners for over a decade. The spacious lounge diner flows into a well-appointed kitchen, while a large family bathroom and a generously sized bedroom complete the home. With allocated parking and a prime central location, you're just a short walk from all Gosberton amenities. Ideal as a first home or a smart investment, this flat offers a fantastic opportunity in a thriving market.

#### Communal Entrance Hall

Door to communal entrance hall. Stairs to first floor communal landing. Radiator.

#### Entrance Hall



Radiator. Intercom telephone. Carpeted.

#### Lounge 11'1" x 16'8" (3.39m x 5.10m)



UPVC double glazed window to front and side. Radiator. Carpeted.

#### Kitchen 9'9" x 8'5" (2.98m x 2.57m)



UPVC double glazed window to side. Stainless steel sink and drainer with mixer taps over. Range of base and wall units with roll edge work surfaces and tiled splash backs. Breakfast bar. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Stainless steel electric hob with built in oven and grill. Extractor fan. Wall mounted gas central heating boiler. Tiled flooring.

#### Bedroom 9'9" x 14'3" (2.98m x 4.35m)



UPVC double glazed window to side. Radiator. Carpeted.

## Bathroom



Three piece suite comprising panelled bath. Pedestal wash basin. Toilet. Radiator. Fully tiled walls. Tiled flooring. Extractor Fan.

## Outside



Allocated parking space.

## Property Postcode

For location purposes the postcode of this property is: PE114NJ

## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current

guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

## Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: A peppercorn ground rent is applicable with an annual service charge payable at a percentage of 12.5%. Period 1 January 2026 - 31 December 2026 is £1,464.04. Paid to Hammond House Management Company Ltd.

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater -

flooding from groundwater is unlikely in this area.  
Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C75

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### **Referral & Fee Disclosure**

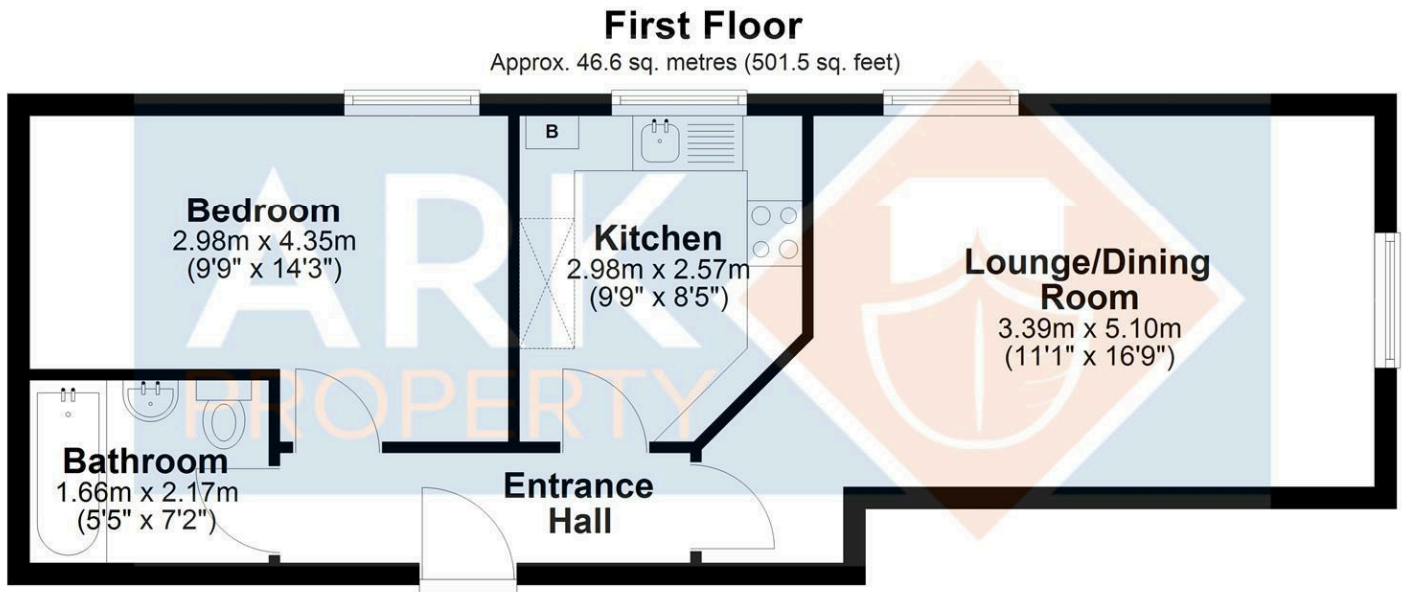
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



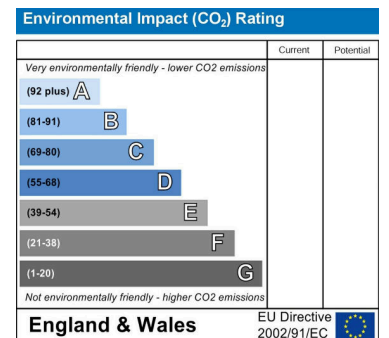
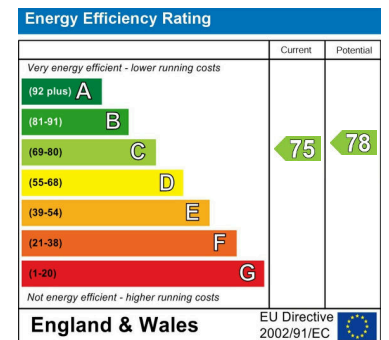
Total area: approx. 46.6 sq. metres (501.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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