



Blenheim Road, Lincoln

Asking Price £125,000


MARTIN & CO

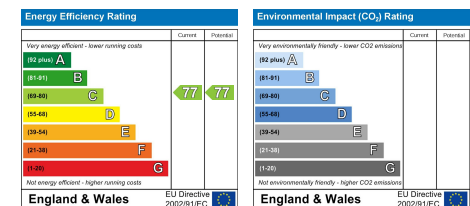
Blenheim Road, Lincoln

Apartment

2 Bedrooms, 2 Bathrooms

Asking Price £125,000

- Ground Floor Apartment
- Open Plan Living Kitchen Diner
- Master Bedroom with Ensuite
- Allocated Parking
- Popular West End Location
- No Onward Chain
- Tenure - Leasehold - 125yrs Lease
- Service Charge - £1059PA / Ground Rent - £1PA Peppercorn
- EPC Rating - C
- Council Tax Band - A



Ground floor two bedroom apartment situated in the West End of the city benefitting from modern open plan living, master bedroom with ensuite and allocated parking. Sold with no onward chain. Comprising internally of an entrance hall, open plan living kitchen diner, two bedrooms, master with ensuite and a family bathroom.

The property is well positioned to access local amenities and regular transport routes with the West Common also being just a short walk away.

EPC Rating - C
Council Tax Band - A
Tenure - Leasehold

Entrance Hall

Composite entrance door, laminate flooring, two radiators, ceiling lighting, Two PVC windows to the side, Danfoss heating and hot water controls, plus a double storage cupboard the Ideal combination boiler and mains consumer unit.

Open Plan Living Kitchen Diner 28'6" x 14'3" (max measurements).

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, gas hob with extractor over, space for a fridge freezer plus further space and plumbing for a washing machine or dishwasher. Ceiling lighting, two radiators, laminate flooring and a PVC bay window to the front aspect.



Bedroom
11'10" x 8'6"
PVC window to the rear aspect, carpet flooring, radiator, pendant fitting and a built in wardrobe.

Bathroom
9'8" x 5'8"
Low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Vinyl flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom
11'3" x 9'7"
PVC French doors to the rear, carpet flooring, radiator and a pendant fitting.

Ensuite
6'4" x 5'8"
Low level WC, pedestal wash basin and a single thermostatic shower cubicle. Vinyl flooring, heated towel rail, spot lit ceiling and extractor.

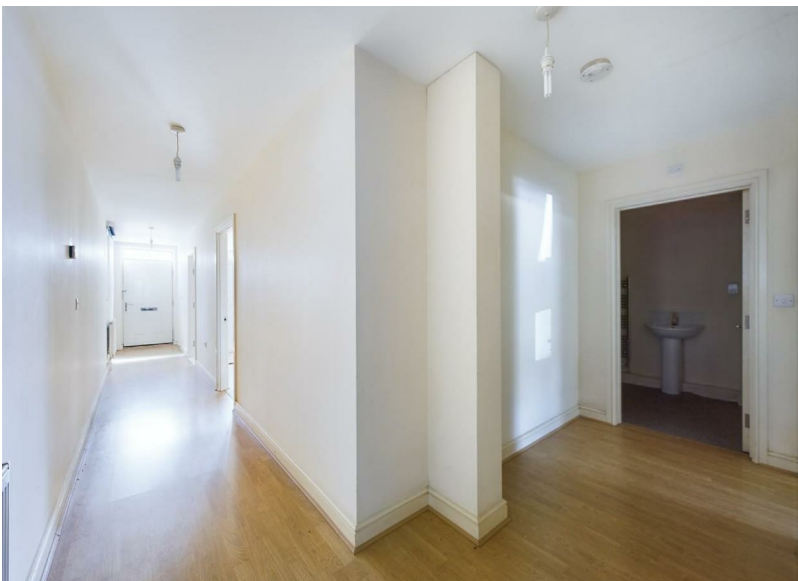
Outside
To the rear is a communal car park offering allocated parking for one vehicle to park off road.

LEASEHOLD INFORMATION
Lease Remaining - 125 Years
Ground Rent - £1 PA Peppercorn
Service Charge - £1059 PA
Review Period - Annual

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect

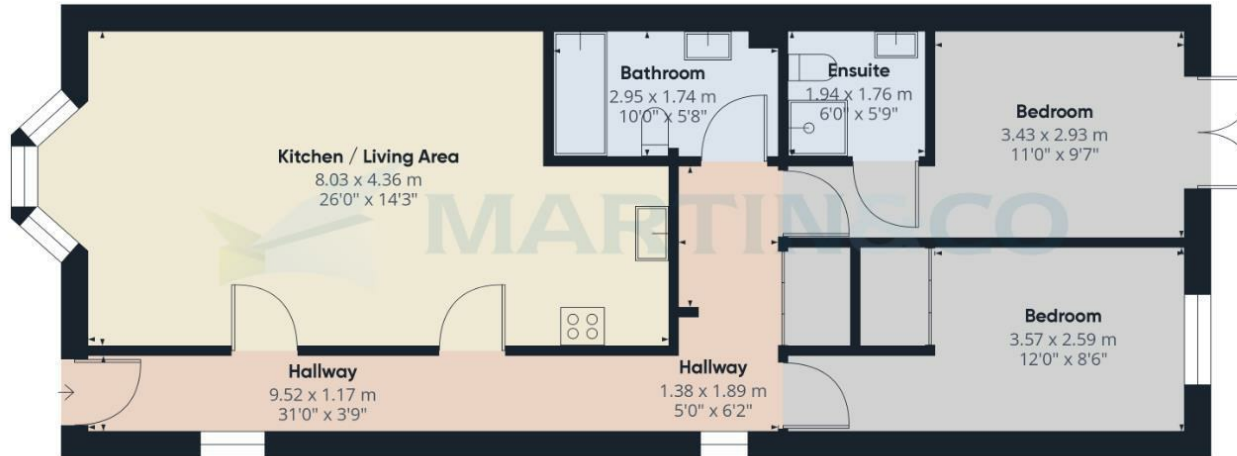
Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





EDWIN WING



Approximate total area¹⁾
83.52 m²
899 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.