



Witham Mews, Anchor Quay, Lincoln

Asking Price £199,995

MARTIN & CO



Witham Mews, Anchor Quay,
Lincoln

Apartment
2 Bedrooms, 2 Bathrooms

Asking Price £199,995

- Self Contained Apartment
- Former Show-Home
- Spacious Open Plan Living
- Central Location
- Ideal Investment or FTB
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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

Two bedroom self contained apartment situated within the popular Anchor Quay development in Lincoln, close to the city centre. This former show home is offered for sale with no onward chain and would make for an ideal investment of first time purchase. Viewings are by appointment only. Comprising internally of an entrance hall with cloakroom and storage, family bathroom, two bedrooms with an ensuite to the primary bedroom and a spacious open plan living kitchen diner. Externally offering a single garage with allocated parking in front.

The Anchor Quay development is well situated being within walking distance to the Lincoln University and

the High Street for a variety of amenities.

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

Entrance Hall

Composite front door, carpet flooring with fitted mat well, light fitting and a Dimplex heater. Stairs rising to the first floor with a lit cupboard below.

Cloakroom

6'0" x 3'3"

Low level WC, pedestal wash basin, carpet flooring, light fitting, electric towel rail and a PVC front facing window.



Stairs / Landing

Carpet flooring, four light fittings, Dimplex heater, lit double storage cupboard and an airing cupboard housing the hot water cylinder with Dimplex digital controls.

Bathroom

6'9" x 6'4"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl tile flooring, electric towel rail, light and extractor.

Bedroom

15'2" x 9'3"

PVC window to the front, carpet flooring, two light fittings, electric panel heater and two built in wardrobes.

Ensuite

8'0" x 5'2"

Low level WC, pedestal wash basin and a mains thermostatic shower cubicle. Vinyl tile flooring, PVC front window, electric heated towel rail, light and extractor.

Bedroom

12'4" x 8'10"

PVC window to the front, carpet flooring, light fitting, electric panel heater and access to the loft.

Living Kitchen Diner

25'4" x 19'8"

Base and eye level units with a roll edge work surface, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with electric hob and extractor over plus an integrated fridge freezer. PVC windows to the front and side plus French doors with a Juliet balcony to the front aspect. Carpet and vinyl tile flooring, light fittings, two Dimplex heaters and the mains consumer unit is housed.

Garage

19'6" x 8'8"

Up and over door to the front, PVC side window, separately fused for light and power.

Outside

Allocated parking for one vehicle in front of the garage.

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.



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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.