



Venables Court, Lincoln

Asking Price £88,000

MARTIN & CO

Apartment
2 Bedrooms, 1 Bathroom

Asking Price £88,000

- Two Bedroom Second Floor Apartment
- Off Road Parking Available
- Four Piece Bathroom Suite
- Over 55's Development
- Secure Entry System
- Disabled Access Plus Lift
- Kitchen with Integrated Appliances
- No Onward Chain
- EPC Rating - C / Council Tax Band - B
- Tenure - Leasehold / 107yrs / £1.00pa Ground Rent / £1,748.88pa Service Charge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	69	70
(81-91) B	C		
(70-80) C	D		
(55-69) D	E		
(31-54) E	F		
(1-30) F	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(70-80) C	D		
(55-69) D	E		
(31-54) E	F		
(1-30) F	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Two bedroom second floor apartment located within a popular Over 55's development in an excellent location having a number of amenities close by. Benefiting from a secured entrance, communal areas, disabled access plus a lift. Electric heating and off road parking. NO ONWARD CHAIN.

Within walking distance to the Carlton Centre shopping precinct, this property is ideally situated for both amenities and public transport in and out of the city.

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

Entrance Hall

Carpet flooring, ceiling and wall lighting, radiator, Drayton thermostatic control, intercom entrance phone and access to the loft. Storage cupboard houses the unvented hot cylinder, Drayton controls and the mains consumer unit.

Bedroom

13'9" x 9'9"

PVC window, carpet flooring, radiator, ceiling and wall lighting.

Bedroom

12'10" x 7'11"

PVC window, carpet flooring, radiator, ceiling and wall lighting.



Bathroom
8'5" x 6'11"

Four piece suite comprising of a concealed cistern
WC, vanity wash basin, panel bath and a corner
cubicle with mains thermostatic shower. Tiled flooring,
heated towel rail, ceiling lighting and extractor.

Lounge Diner
22'9" x 10'6"

PVC windows and two radiators, carpet flooring,
ceiling and wall lighting plus an inbuilt storage
cupboard.

Kitchen
9'8" x 7'2"

Base and eye level units with roll edge work surfaces,
tiled splash backs and an inset stainless steel sink
and drainer. Fitted oven and hob with extractor over
plus an integrated washing machine, dishwasher and
fridge freezer. Tiled flooring, radiator and ceiling
lighting.

Leasehold Information

Lease Remaining - 125 Years from 1st July 2006 (107
remaining)

Peppercorn Ground Rent - £1 per annum

Service Charges Approximately - £1748.88 per
annum, payable in advance.

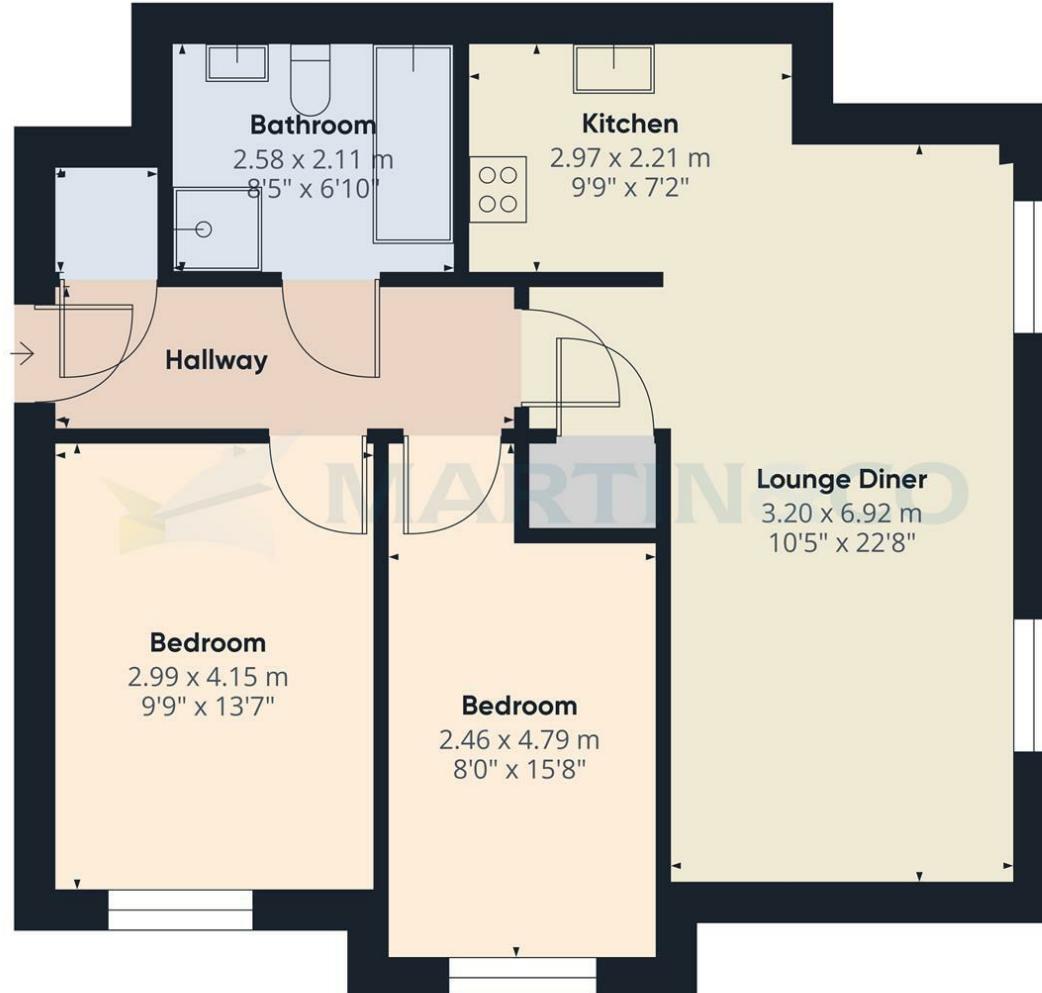
Service Charges are reviewed annually and are
payable upon the 1st of each month.

This information has been provided by the block
management company. We would still encourage
purchasers to 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.



(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.

Calculations are based on RICS IPMS 3C standard.

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.