

**FOR SALE**



**Fairfax Street, Lincoln**  
**Asking Price Of £95,000**

**MARTIN&CO**



## Fairfax Street, Lincoln, LN5

2 Bedrooms, 2 Bathroom

Asking Price Of £95,000

- Modern Ground Floor Apartment
- Two Bedrooms
- Master Bedroom with Ensuite
- Secure Intercom Entry
- Views of the Communal Gardens and River Witham

**DESCRIPTION** Two bedroom ground floor apartment with open views to the communal gardens adjacent to the River Witham. Benefits include a master with ensuite, second bedroom, a spacious bathroom and open plan living. Investment opportunity or ideal first time. **NO ONWARD CHAIN**

**ENTRANCE HALL** Entering via the secure communal hallway onto carpet flooring. A radiator, light fitting, phone intercom, fire alarm, fuse box and water tank cupboard with heating controls.

**LIVING ROOM** PVC window and French doors to the rear aspect. Carpet flooring, light fitting and electric heater.

**KITCHEN** Open plan to the lounge diner with base and eye level units, roll edge worktops and tile splash back, electric oven hob with an extractor over. Space and plumbing for a washing machine and space for a undercounter fridge. Stainless steel sink and drainer, vinyl flooring and a pendant fitting.

**BEDROOM** PVC window to the front aspect, electric heater, light fitting, carpet flooring and access into the ensuite.



**ENSUITE** Low level WC, sink and pedestal plus shower cubicle. PVC window to the front aspect, vinyl flooring, fan heater, light fitting and extractor.

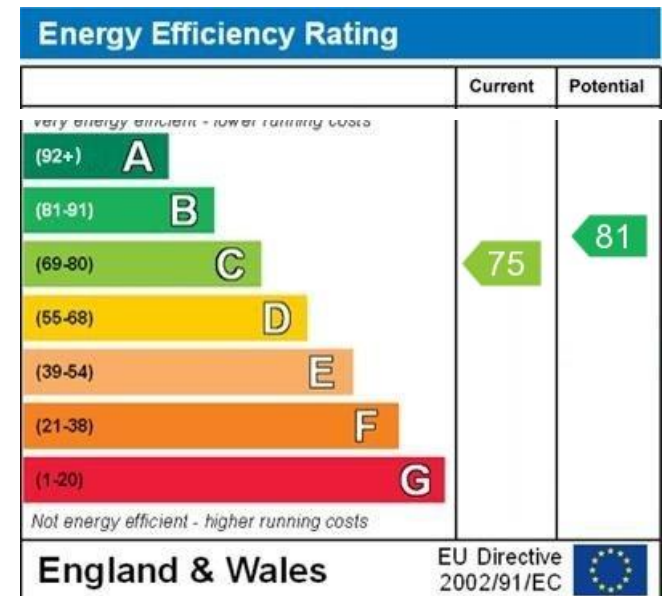
**BEDROOM** PVC window to the rear aspect, electric heater, pendant fitting and carpet flooring.

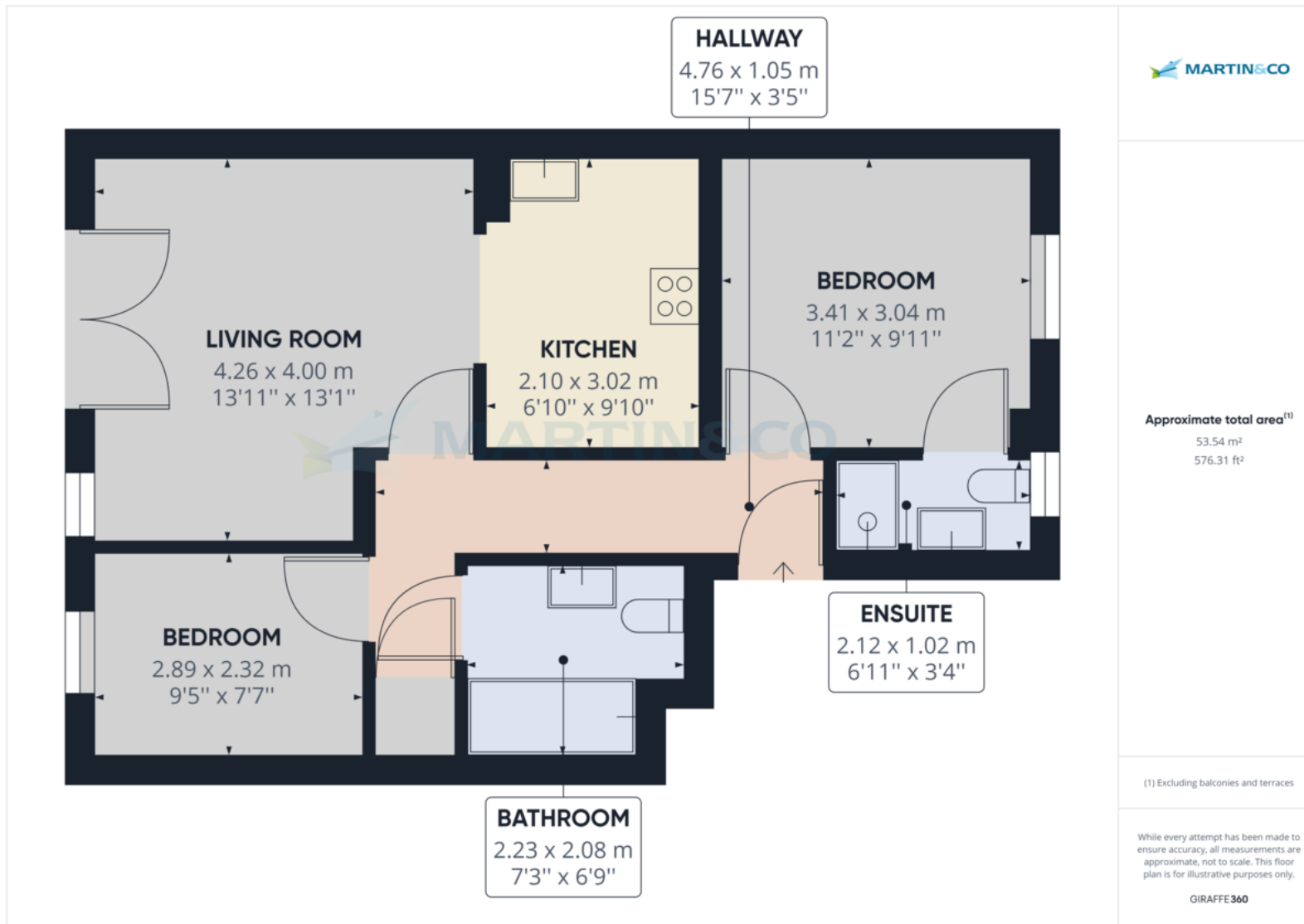
**BATHROOM** Low level WC, pedestal wash basin plus a bath with tile surround. Vinyl flooring, electric wall fan heater, light and extractor.

**FIXTURE & 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.

**LEASE INFORMATION** Lease Remaining - 984 Years  
 Ground Rent - £100 per annum  
 Service Charge - £979.52 per annum  
 Review Period - annually

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.





## Martin & Co Lincoln

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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.

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