

**FOR SALE**



**Venables Court, Venables Way, Lincoln**  
**Asking Price Of £125,000**

  
**MARTIN & CO**



## Venables Court, Venables Way, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £125,000

- Two Bedroom First Floor Apartment
- Off Road Parking Available
- Four Piece Bathroom Suite
- Over 55's Development
- Secure Entry System

Modern and well presented two bedroom first 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, radiator, central heating thermostat, secure video telephone intercom entry system, ceiling and wall lights. Storage cupboard housing the hot water tank, central heating controls, mains electricity fuse box and single pendant light fitting.



LOUNGE 15' 7" x 12' 2" (4.762m x 3.712m) max measurements. Carpet flooring, PVC double glazed window to the rear aspect, radiator, ceiling and wall lights and a storage cupboard with lighting.

KITCHEN 10' 0" x 9' 9" (3.057m x 2.987m) Range of modern matching fitted units at base and eye level comprising of cupboards and drawers with roll top surfaces and complimentary splash back tiling with inset stainless steel sink and drainer. Incorporating a range of integrated appliances to include a fridge freezer, washer dryer, slimline dishwasher, electric oven and hob with extractor fan over. PVC double glazed windows to the rear and side aspects, radiator, tiled floor and ceiling lighting.

BEDROOM 12' 1" x 9' 10" (3.685m x 2.998m) Carpet flooring, PVC double glazed window to the side aspect, radiator, ceiling and wall lights.

BEDROOM 9' 2" x 7' 9" (2.799m x 2.368m) Carpet flooring, PVC double glazed window to the side aspect, radiator and a pendant fitting.

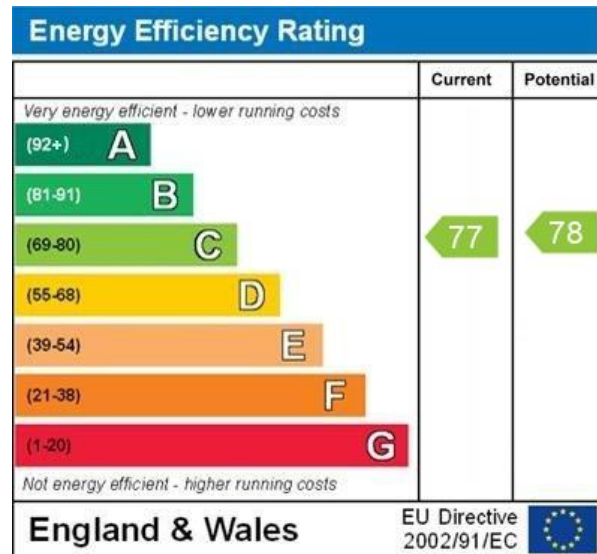
BATHROOM 10' 4" x 5' 7" (3.159m x 1.714m) Four piece white suite comprising of a panelled bath, low level WC, vanity wash basin with storage cupboards below and a shower enclosure with mains operated shower. Complimentary low level wall tiling and tiled flooring, heated towel rail, spot lights and extractor fan to ceiling.



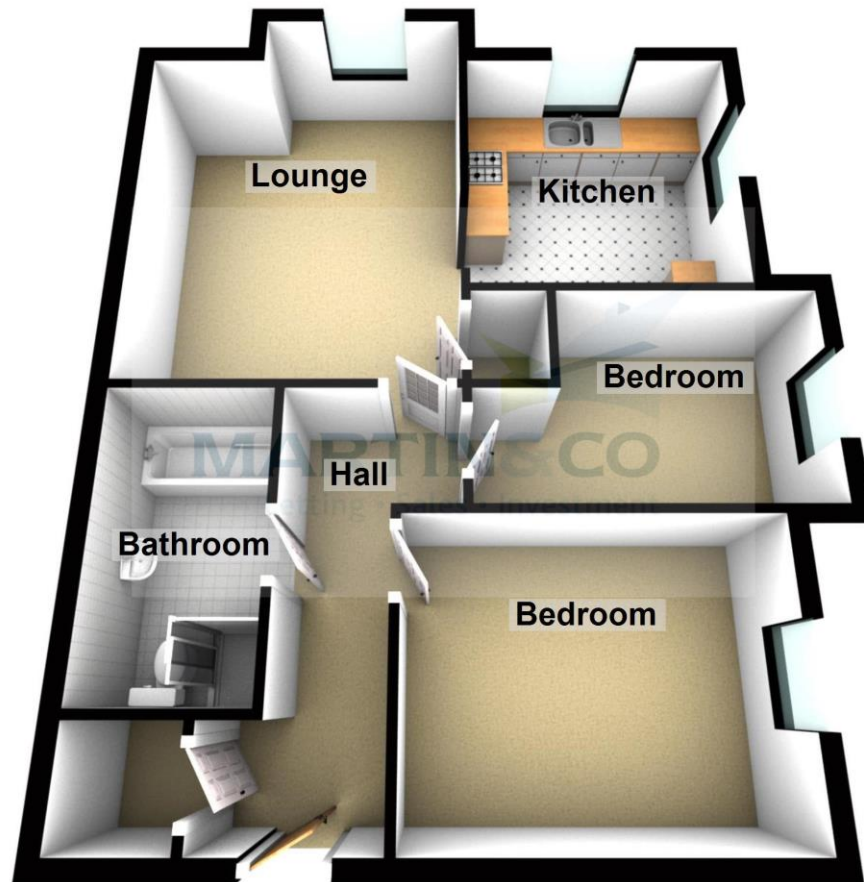
LEASEHOLD INFORMATION Lease Remaining - 125  
 Years from 1st July 2006 (108 remaining)  
 Peppercorn Ground Rent - £1 per annum  
 Service Charges Approximately - £1491.48 per annum,  
 payable in advance.

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



WWW.EPC4U.COM



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

## 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.