



**Venables Court, Lincoln**

**£120,000**

  
**MARTIN & CO**

# Venables Court, Lincoln

## Apartment

2 Bedrooms, 2 Bathroom

£120,000

Date Available:

Deposit:

null

- Two Bedroom First 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 - C / LEASEHOLD
- Council Tax Band - B

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.**



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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 Diner**  
Carpet flooring, PVC double glazed window to the rear aspect, radiator, ceiling and wall lights and a storage cupboard with lighting.

**Kitchen**  
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**  
Carpet flooring, PVC double glazed window to the side aspect, radiator, ceiling and wall lights.

**Bedroom**  
Carpet flooring, PVC double glazed window to the side aspect, radiator and a pendant fitting.

**Bathroom**  
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 (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.

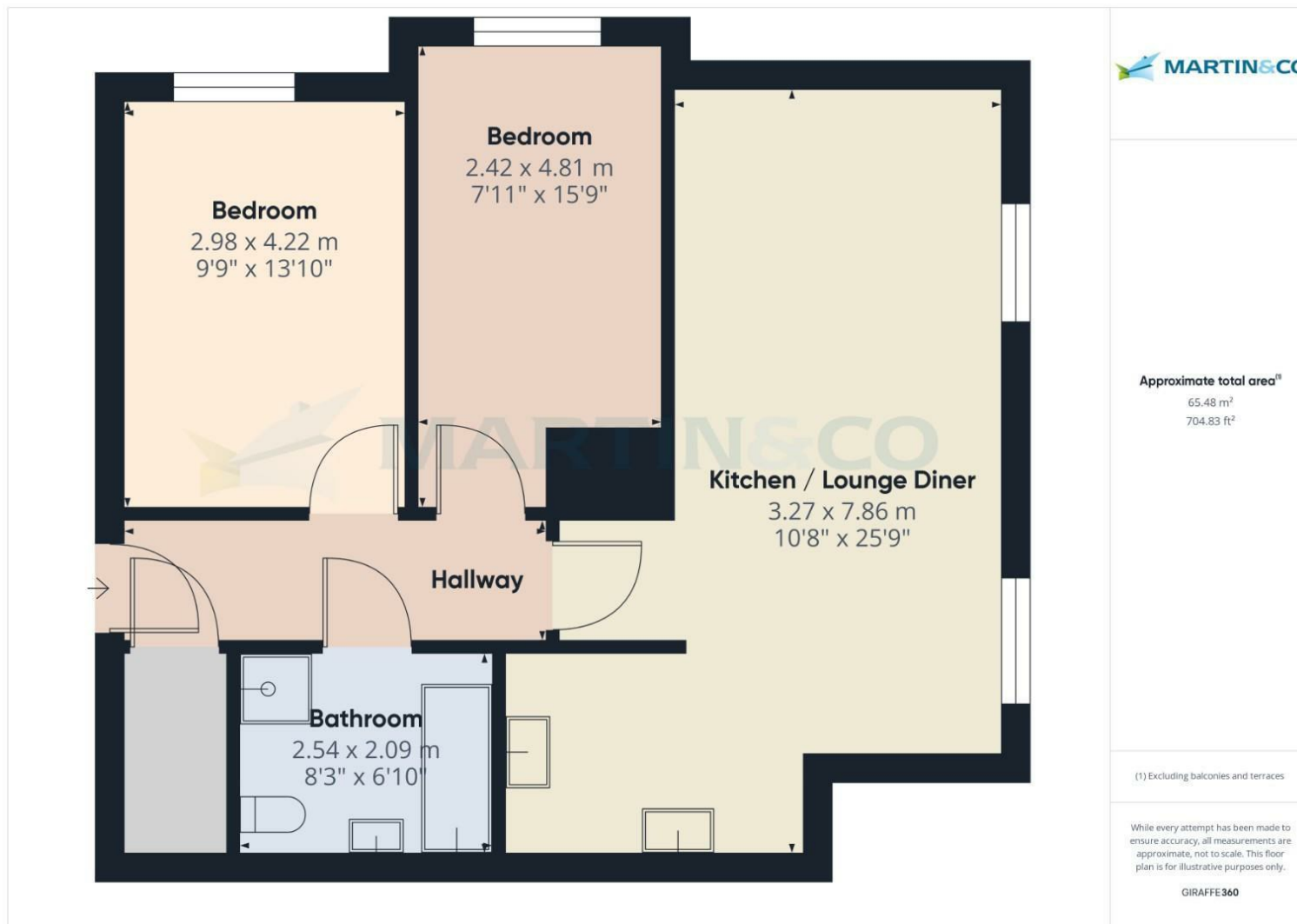
This information has been provided by the block management company. We would still encourage purchasers to satisfy themselves in this respect.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . lincoln@martinco.com

**01522 503727**  
**<http://www.martinco.com>**



**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.

