



Blenheim Square, Uphill, Lincoln

£120,000


MARTIN & CO

Blenheim Square, Uphill, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£120,000

Date Available:

Deposit:

null

- Allocated Parking
- 2 Double Bedrooms
- Family Bathroom
- Ensuite to Master Bedroom
- Open Plan Living
- EPC - C
- Council Tax - Band A
- Tenure - Leasehold

A well-presented two bedroom self contained first floor apartment offering spacious and modern accommodation throughout, benefitting from secure communal entry, allocated parking, and a Juliet balcony.

The property is located off Burton Road, close to the Bailgate area. The property offers convenient access to the A46 & A15.



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Leasehold Information

Entrance
3'5" x 8'11"
Entrance hall with a large storage cupboard and wooden front door. Carpeted Flooring and a UPVC double glazed window.

Hall
3'6" x 12'11"
Carpeted Flooring, entry phone system and Danfoss thermostat control.

Bedroom
11'5" x 10'8"
Benefits from fitted blinds, carpet flooring, pendant light fitting. UPVC double glazed window to the rear aspect with a radiator below.

Ensuite
5'6" x 4'11"
An en-suite shower room comprising shower cubicle, pedestal wash basin and low-level WC. Globe light fitting and Manrose extractor fan.

Bedroom
11'4" x 8'8"
A good sized double room overlooking the rear aspect. Carpet flooring, pendant light fitting, radiator and UPVC double glazed window.

Bathroom
5'6" x 7'0"
Fitted with a bath with mixer shower attachment and glass screen, pedestal wash basin and low-level WC. UPVC privacy double glazed window to the front aspect, radiator, globe light fitting and Manrose extractor fan.

Open Plan Living Room and Kitchen
21'1" x 10'9"
The space is fitted with Laminate wood effect flooring. To the living area there is a radiator and 2 pendant light fittings and UPVC double glazed patio doors leading to a Juliet balcony overlooking the rear aspect.

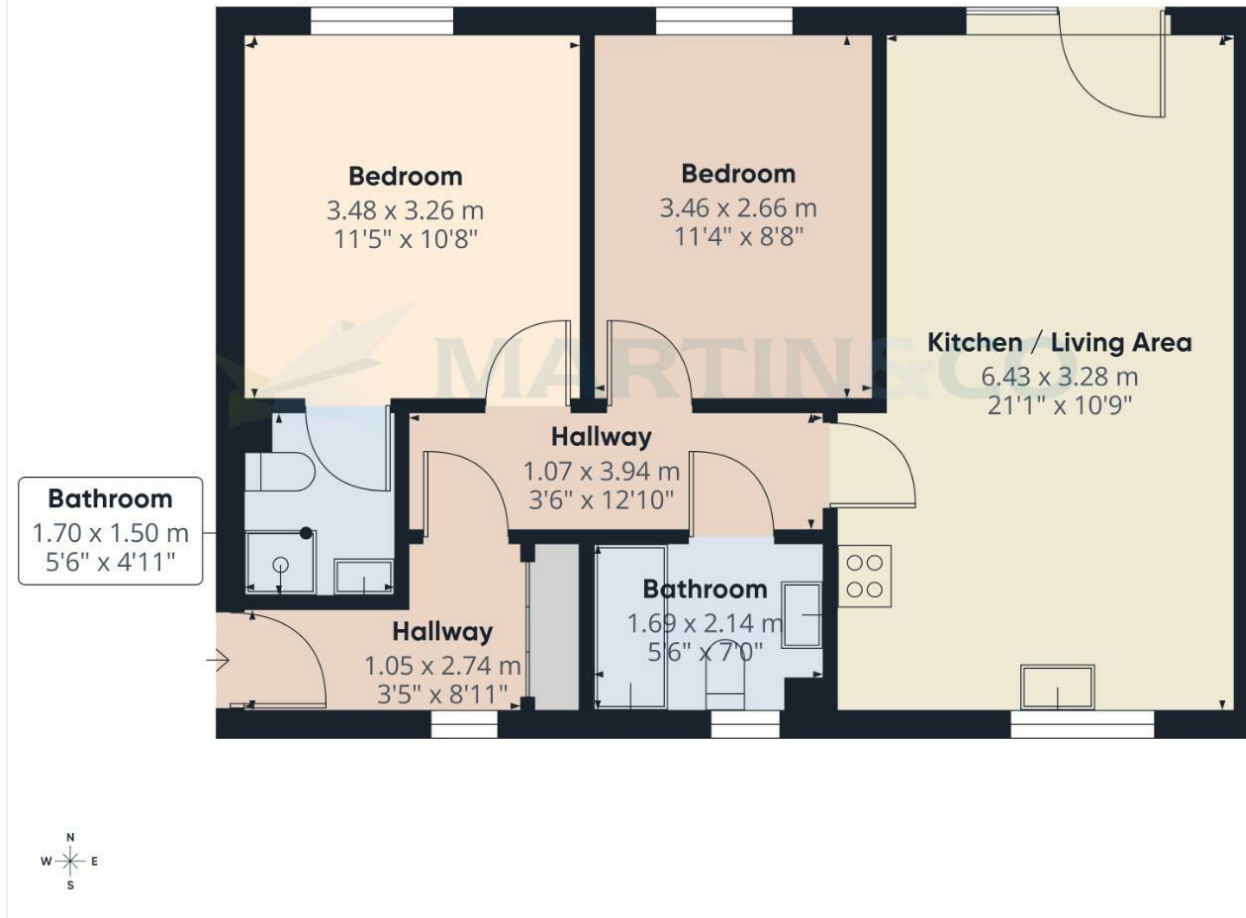
The kitchen comprises of base and eye level units, a gas hob and electric cooker with a hood style extractor. There are wood effect laminate worktops and spot lighting. Housed within one of the eyelevel units is a Worcester boiler. To the front aspect is a UPVC double glazed window.

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) A			
(81-91) B			
(69-80) C		80	80
(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		83	83
(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	



Approximate total area⁽¹⁾
58.2 m²
627 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.