



Venables Way, Carlton Boulevard, Lincoln, LN2

Asking Price £135,000

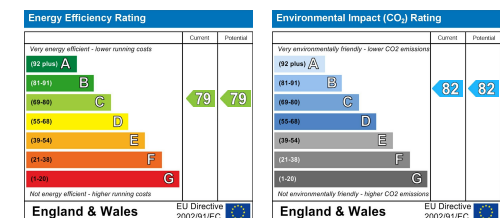

MARTIN&CO

Venables Way, Carlton
Boulevard, Lincoln, LN2

Apartment
2 Bedrooms, 1 Bathroom

Asking Price £135,000

- Ground Floor Apartment
- Open Plan Living
- Fitted Kitchen
- Allocated Parking
- Desirable Uphill Location
- No Onward Chain
- Tenure - Leasehold - 102 Years Remaining
- EPC Rating - C / Council Tax Band - B
- Ground Rent - Peppercorn
- Service Charge - £1,899.92 PA



Ground floor two bedroom apartment within the sought after Carlton Heights development in uphill Lincoln. Benefitting from open plan living and two allocated parking bays. Comprising internally of a private entrance, two bedrooms, bathroom, living diner and a kitchen. Externally offering access to a small gravelled front garden area and two allocated parking bays. Sold with no onward chain.

Within walking distance to the Carlton Centre shopping precinct, 2 Miles from Lincoln County Hospital and access to the A46 ring road. This property is ideally situated for both amenities and public transport in and out of the city.

The agent hasn't been notified of any issues with potential impact on the property. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

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

Entrance
Entering via the secure communal hall, through a secondary private door into a small carpeted entrance with lighting that could be used to hang coats.

Hallway
Through the main apartment entrance door onto carpet flooring with a pendant fitting, radiator, Honeywell thermostatic control, entry phone system and a storage cupboard housing the mains consumer unit.

Bedroom
8'10" x 8'9"
PVC window to the rear, carpet flooring, pendant fitting and a radiator.

Bedroom
11'11" x 9'10" (max measurements).
PVC window to the rear, carpet flooring, pendant fitting, radiator and a built in wardrobe.

Bathroom
6'10" x 6'9"
Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, radiator, light and extractor.

Living Diner
21'5" x 16'1" (max measurements).
L shaped room with PVC French doors and windows to the front South facing aspect, wood effect laminate flooring, pendant light fittings and two radiators.

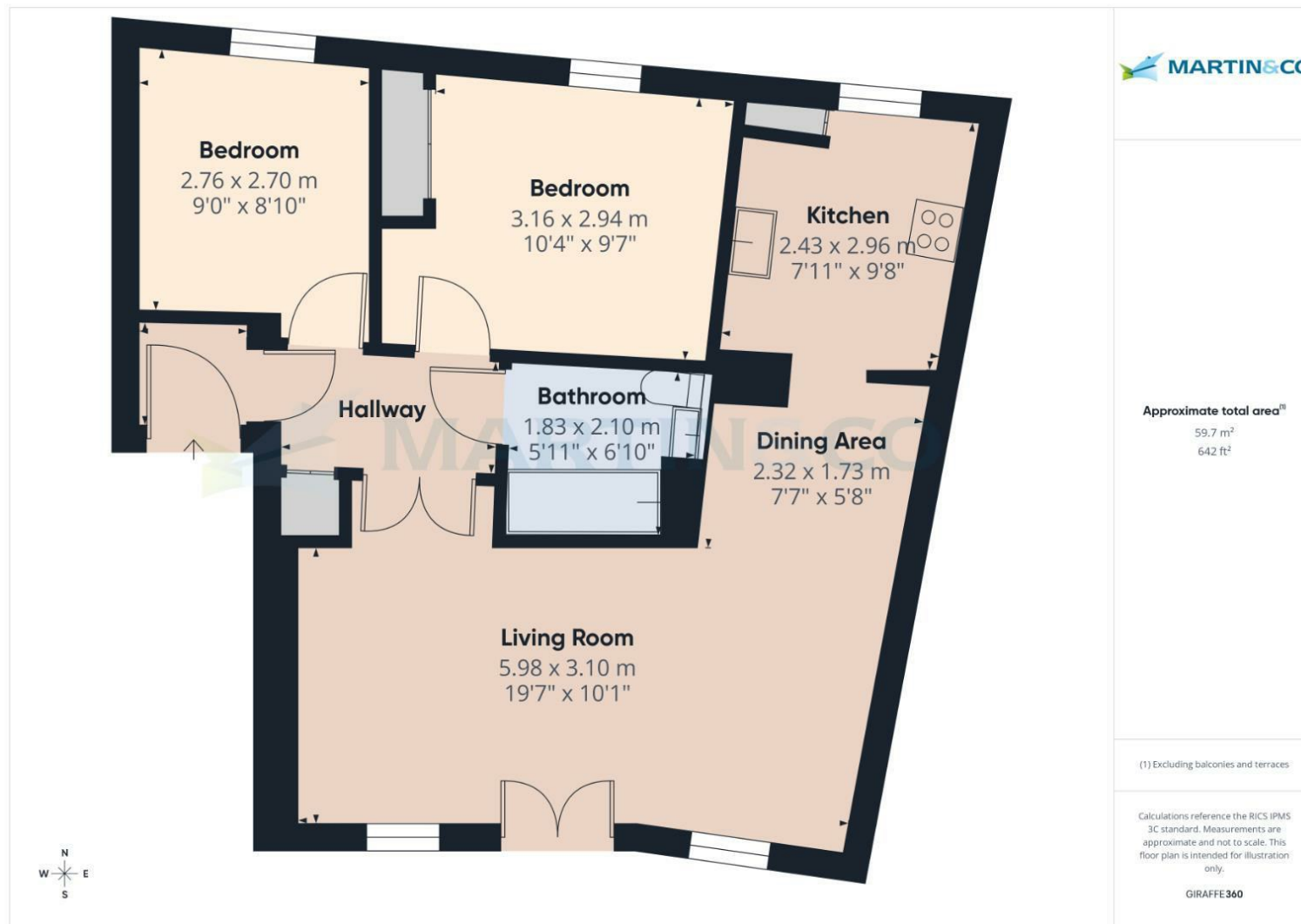
Kitchen
9'7" x 8'1"
Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. Wood effect laminate flooring, PVC rear window, light fitting and a cupboard housing the Baxi combination gas boiler.

Outside
To the front of the property is a small gravelled garden area with planted shrubbery, enclosed by wrought iron railings, suitable for a bistro table and chairs to be accessed from the PVC French doors. To the rear of the building is a communal carpark for off road parking, with two allocated bays assigned to this property.

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.

Leasehold Information
Lease Remaining - 102 Years
Peppercorn Ground Rent - £1 per annum
Service Charge - £1,899.92 per annum (01/10/2025 to 30/09/2026)
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.



Approximate total area⁽¹⁾
59.7 m²
642 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.

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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.