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Flaxley Close, Lincoln, LN2 4GJ



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Offers Over: £125,000



Situated in a popular residential area, this stylish apartment offers two double bedrooms, a bright open-plan kitchen and living space, and a sleek bathroom with a bathtub and overhead shower. With plenty of natural light and a contemporary design, this is a fantastic opportunity for comfortable, modern living. Contact us today to arrange a viewing!

### Key Features

- Ideal for First-Time Buyers, Investors, or Those Looking to Downsize
- Modern Two-Bedroom Apartment in a Popular Residential Area of Lincoln
- Private Entrance for Added Privacy
- Private Allocated Parking Space and Garage Included
- Large Windows Allow Plenty of Natural Light
- Contemporary Kitchen with Stylish Fittings and Ample Storage Space
- EPC Rating: D
- Tenure: Leasehold
- Council Tax Band: A



Flaxley Close, Lincoln - a beautifully presented, modern two-bedroom apartment, with private parking and a garage! Perfect for contemporary living. Situated in a popular residential area, this stylish home offers a blend of comfort, space, and natural light, making it an excellent choice for professionals, couples, or small families.

Inside, you'll find two generously sized double bedrooms, both designed to provide a relaxing and comfortable retreat. The open-plan kitchen and living area creates a bright and sociable space, ideal for entertaining or simply unwinding at the end of the day. Large windows allow plenty of natural light to flood the space, enhancing the modern feel of the property.

The sleek and well-appointed bathroom includes a bathtub with an overhead shower. With its modern design, spacious layout, and popular location, this apartment is a fantastic opportunity for those seeking stylish and comfortable living in Lincoln. Don't miss out—contact us today to arrange a viewing!

### Entrance Hallway

1.77m x 0.9m (5'10" x 3'0")

Electric heater, carpet, entrance door to front aspect. Staircase up to main property.

### Landing

1.4m x 3.1m (4'7" x 10'2")

Built in storage cupboard, carpet, loft hatch, electric heater, staircase leading down to entrance hall. Double glazed window to rear.

### Kitchen / Living Room

5.4m x 3.65m (17'8" x 12'0")

Double glazed window to front aspect and rear aspect. Electric heater, wall mounted TV bracket, carpet.

The kitchen features an integrated oven, integrated extractor canopy, space for a freestanding fridge, spotlight lighting, vinyl flooring, and breakfast bar.

### Bedroom 1

3.26m x 2.73m (10'8" x 9'0")

Double bedroom, built in wardrobes, carpet, double glazed window to front aspect, and electric heater.

### Bedroom 2

3.24m x 2.08m (10'7" x 6'10")

Double bedroom, carpet, double glazed window to front aspect, and electric heater.

### Bathroom

2.1m x 1.7m (6'11" x 5'7")

Bath over shower with glass separator, pedestal wash basin, low level WC, tiled splashback, vinyl flooring, double glazed window to rear aspect, and hand towel radiator.

### External

Private Allocated parking spot and a private garage.

## Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

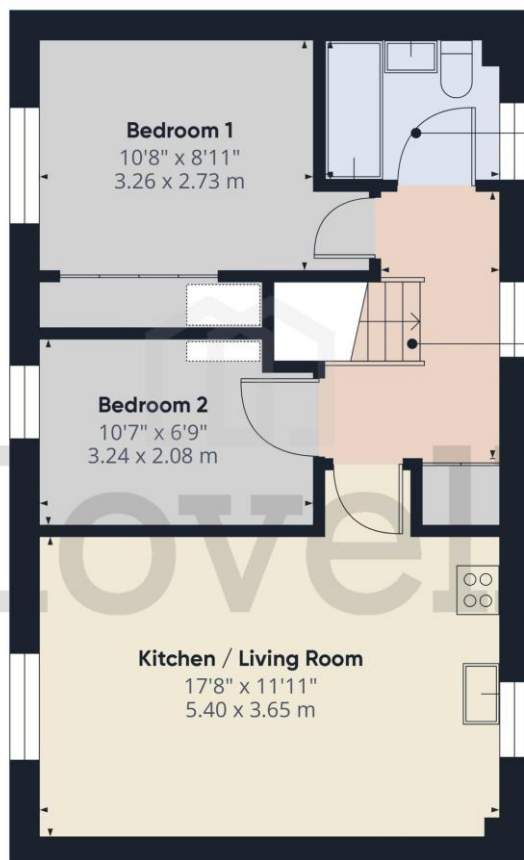
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Agent Notes

Lovelle Estate Agents have not inspected a copy of the lease; therefore, potential purchasers are advised to make their own enquiries regarding this matter before proceeding with an offer.

## Agent Notes

There is 978 years remaining on the lease. Service charge of £786 per annum. Ground rent is £0 per annum. Please contact Lovelle Estate Agents for more information.



Floor 1

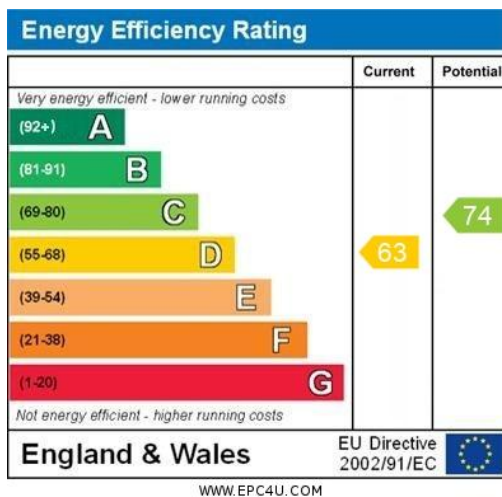
Approximate total area<sup>(1)</sup>  
493.63 ft<sup>2</sup>  
45.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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