

## Allenby Close, Lincoln, LN3 4RH



Asking Price £115,000 Leasehold



**\*\*\*NO CHAIN\*\*\*** A modern purpose built apartment block located close to the County Hospital and close to many other local amenities, now offering this large two bedroom apartment on the first floor, consisting of Hall with intercom system, generous sized lounge/diner with Juliet Balcony with views over open fields at the rear, a kitchenette with many built in appliances, a large main bathroom with shower over the bath, two double bedrooms one with an en-suite shower room, gas central heating and low service charges of £53.03 pcm with a lease term of another 111 years remaining., EPC Rating: B and Council Tax band: A.

## Accommodation



The apartment is entered from the main ground floor entrance and is located on the first floor at the top of the stairs, the apartment door has its own letter box and is a self closing wide disabled fire door with chain and spy hole.

## Hall 5'1" x 6'2"



Having a large storage cupboard which has the electric consumer unit (tested 2022) in there and a single radiator making it usable as a airing cupboard also, the hallway has a programmable room thermostat, door intercom with carpeted flooring and pendant lighting.

## Lounge/Diner 11'8" x 20'7"



A large open plan lounge/diner with window to rear elevation over looking fields at the rear and UPVC french

doors with Juliet Balcony, storage cupboard housing the Combi boiler, 2 double radiators, CO Alarm, carpeted flooring and pendant lighting.

## Kitchen Area 5'9" x 10'0"



Having a range of wall and base units, marble effect laminate worktop with matching up-stands, built in washer/dryer, tall fridge freezer, 4 ring gas hob with stainless steel extractor hood and splash-back above, electric oven and vinyl flooring.

## Bedroom 1 11'1" x 7'1"



A double bedroom with window to front elevation, carpeted flooring, curtains and blinds and pendant lighting.

## En-suite 5'1" x 6'7"



Having a corner shower cubicle with electric shower unit, close coupled toilet, pedestal sink with chrome mono bloc mixer tap, chrome heated towel rail, vinyl flooring, extractor fan, enclosed ceiling light, mirror with light/shaver socket above the sink.

## Bedroom 2 11'1" x 7'11"



A double bedroom with window to front elevation, carpeted flooring, curtains and blinds and pendant lighting.

## Bathroom



A very large bathroom with paneled bath with electric shower over having fully tiled enclosure, extractor fan, chrome heated towel rail, pedestal sink with mono bloc chrome mixer tap with light and shaver socket unit above, close coupled toilet, enclosed ceiling light unit and vinyl flooring.

## Secure Bike Storage & Parking



At the rear of the property is a large brick lockable bike storage for securing bikes safely. The apartment has one allocated parking space out the front entrance.

## Service Charges and Lease Information

125 year lease which commenced 1/4/2010, service charges payable to Ongo Homes Ltd at a monthly premium of £52 pcm  
Ground rent of £150 per year Due 1st April (has been paid up to 31/3/2025)

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

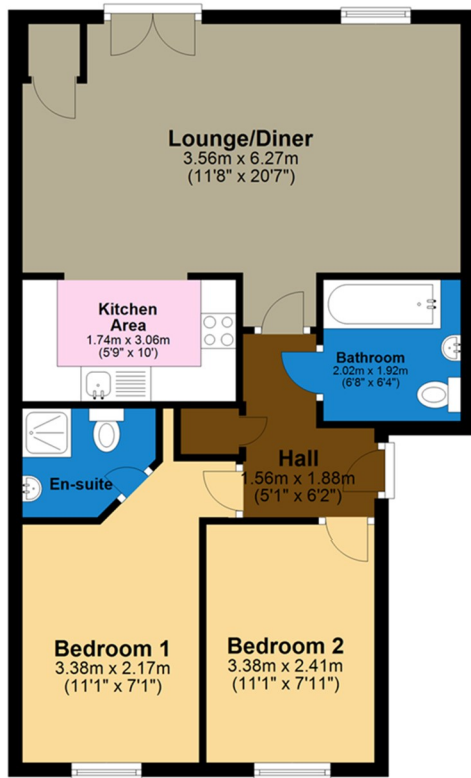
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

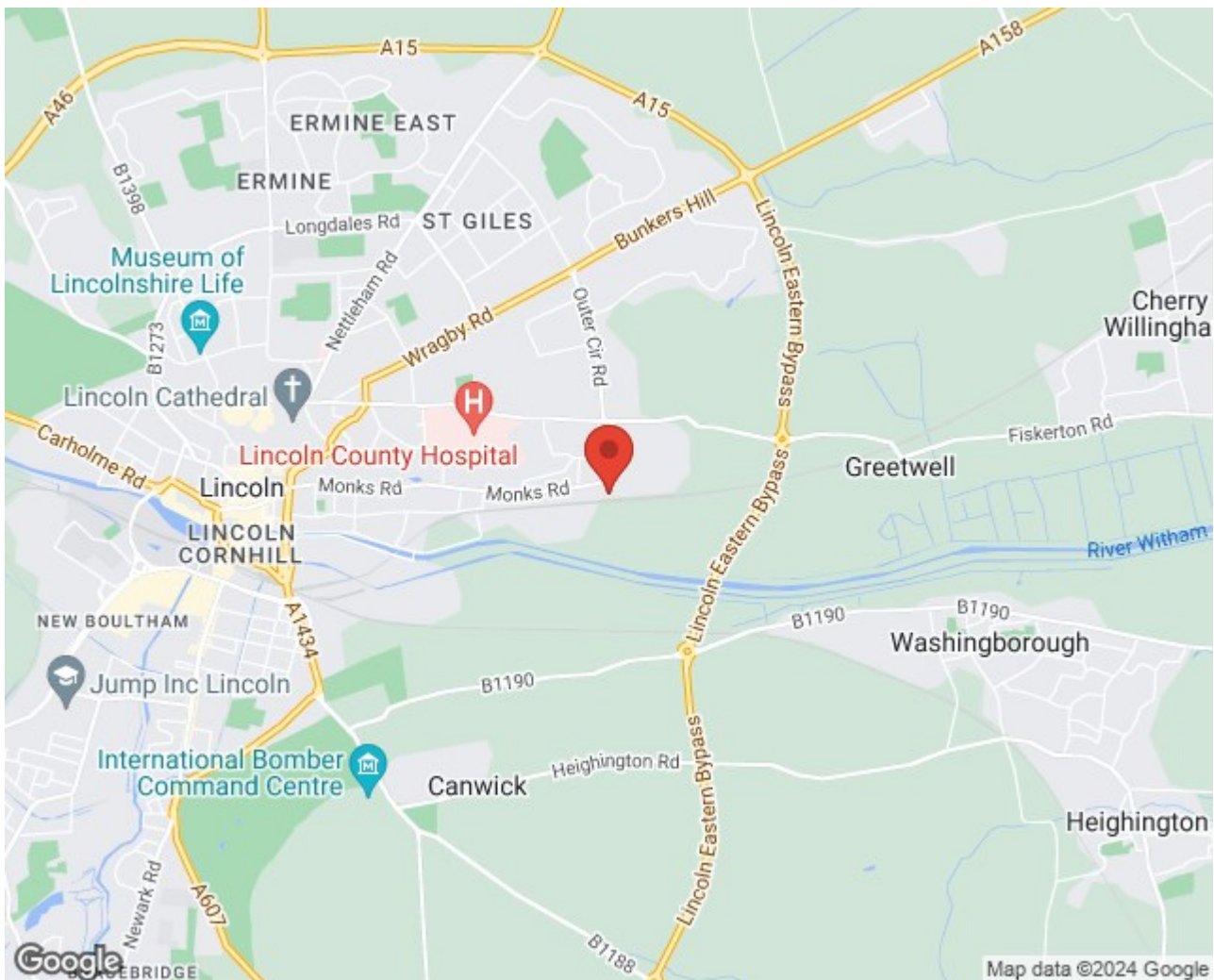
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### **Financial Services**

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.





### 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>		
(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	