

## Newark Road, Lincoln, LN6 8RY



Asking Price £138,000 Leasehold



**\*\*NO CHAIN\*\*** A two bedroom ground floor apartment which has been converted from a large Victorian house located south of the city on Newark Road being close to the Hykeham Forum and Asda supermarket but also with regular buses into Lincoln City Centre.

The apartment consists of: a large living room with original bay window over looking the front communal gardens, a 21 foot long kitchen with many integrated appliances included, large main bedroom and a smaller 2nd bedroom and bathroom. It has UPVC double glazed windows except from the lounge bay window and is gas centrally heated with radiators to all rooms. A single garage and ample parking around the plot. Beautifully kept communal gardens.

Monthly Management Fee applies at £156 per month.

EPC rating: D, Council tax band: A

## Accommodation



The property is entered at the rear through a composite upper glazed door with portico over straight into the kitchen.

## Kitchen

21'0" x 7'10"



Laminate flooring, wall and base units with laminate worktops with splash-back tiling, integrated washing machine, dishwasher and under counter fridge, , single electric oven, 4 ring electric hob with extractor unit above, single bowl stainless steel sink with mixer tap, two radiators, a four spot and a three spot lighting unit and smoke alarm,

## Living Room

13'11" x 15'6"



The original wooden bay window to front elevation, carpeted flooring, two radiators, pendant lighting, two

cupboards one housing the combi boiler the other providing storage.

## Bedroom 1

13'2" x 9'9"



Two UPVC windows to rear elevation, carpeted flooring, double radiator and pendant lighting

## Bedroom 2

11'1" x 8'8"



UPVC Window to side and front elevations, carpeted flooring, pendant lighting and radiator.

## Bathroom 7'6" x 6'7"



Low level tongue and groove wooden paneling to all walls, double ended bath with mixer tap and shower attachment for rinsing only, close coupled toilet, pedestal sink with mixer tap, ceramic tiled floor, chrome heated towel rail, 3 spot light unit and extractor fan to ceiling.

## Communal Gardens



## Single Garage

A single garage in a row of garages with up and over door.

## 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.

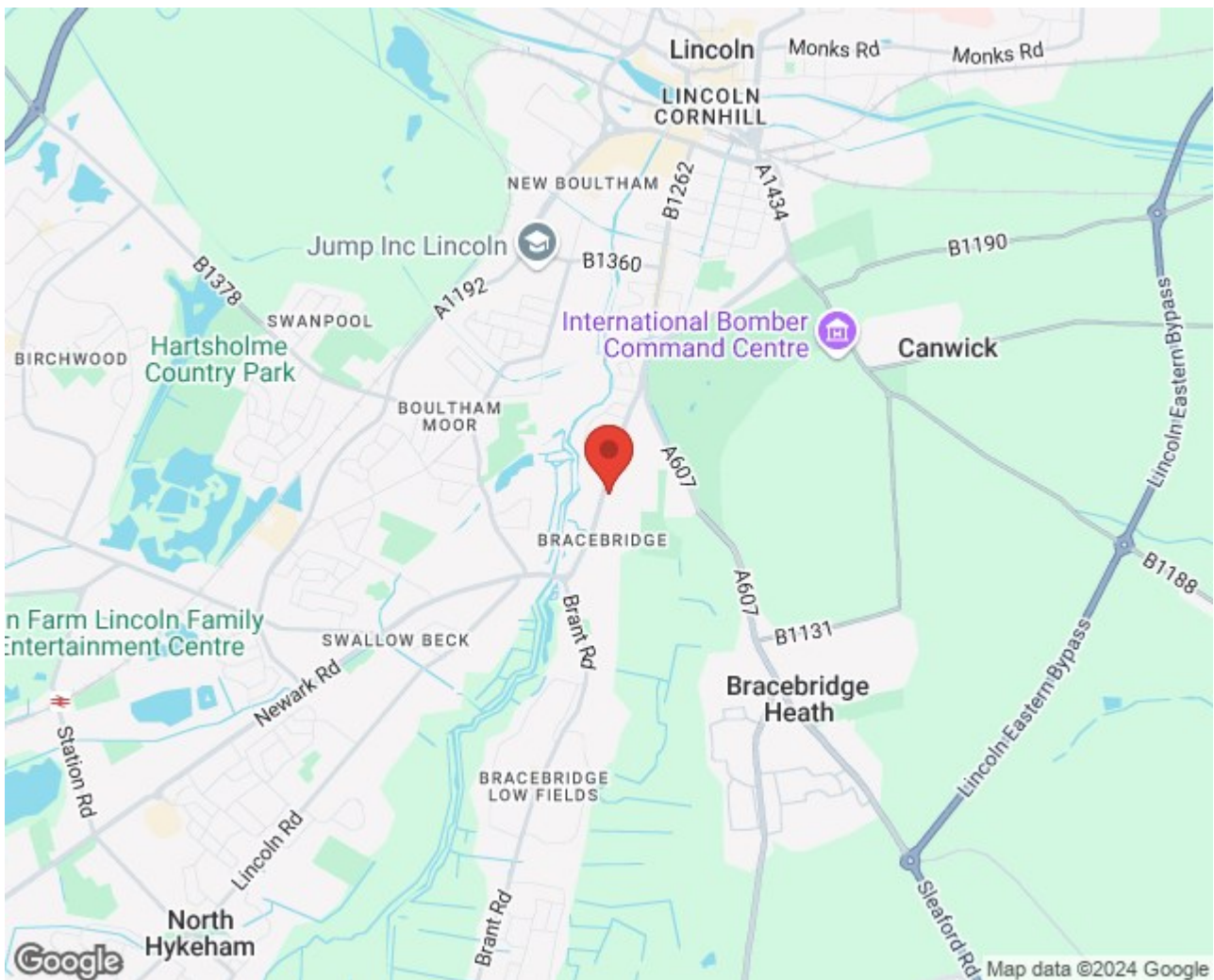
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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>63</b>	<b>76</b>
<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	