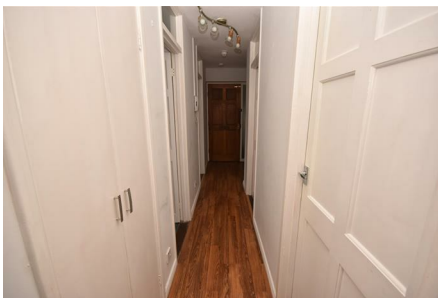


Khormaksar Drive, Nocton, Lincoln, LN4 2DD



Asking Price £105,000 Leasehold



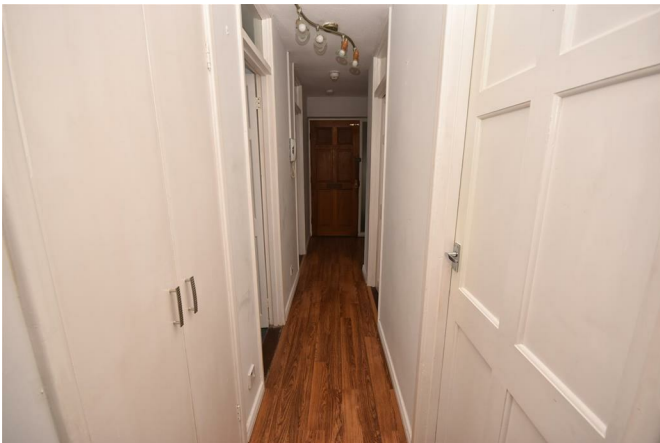
NO CHAIN on this flat which is situated within the sought after village of Nocton which has amenities and schooling nearby. The accommodation comprises of Entrance Hallway, Lounge, Kitchen, Bathroom, Two Bedrooms, Allocated Parking Space and access to the Communal Gardens. The property is fully UPVc double glazed with electric storage heating. EPC rating is D and Council Tax band is A.

Accommodation



The property is entered through a central door leading into the communal hallway with stairs leading to the top floor.

Entrance Hallway



The hallway to the flat is entered via a wooden door with a glazed side panel. The hallway has coat hooks, intercom system, storage heater, smoke alarm, laminate flooring, loft access and a built in storage cupboard.

Lounge

14'7" x 10'11"



Having a decorative fireplace with marble hearth and back, wooden surround and mantel, T.V. point, Openreach point, Wall light and storage heater.

Kitchen/Diner

13'4" x 10'



Having a range of wall and base units with worktop over, stainless steel sink with mixer tap, built in electric over, electric four ring hob with extractor over, space and plumbing for washing machine, partially tiled walls, cupboard housing hot water tank, tiled flooring and wooden door leading to the balcony area.

Bedroom One

14'5" x 10'8"



Having a built in cupboard with hanging and shelving, laminate flooring and storage heater.

Bedroom Two

10'8" x 10'2"



The second bedroom has a built in storage cupboard with hanging rail and shelving and a storage heater.

Bathroom



Having a three piece suite comprising of pedestal wash hand basin, close coupled W.C., bath with shower mixer tap, partially tiled walls and vinyl flooring.

Outside



To the rear of the property is a balcony area overlooking the communal gardens and to the front is the allocated parking space.

Other information

The current annual ground rent is £1,800.00 with no service charge. The management company are Nocton Park Management Ltd.

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.

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.

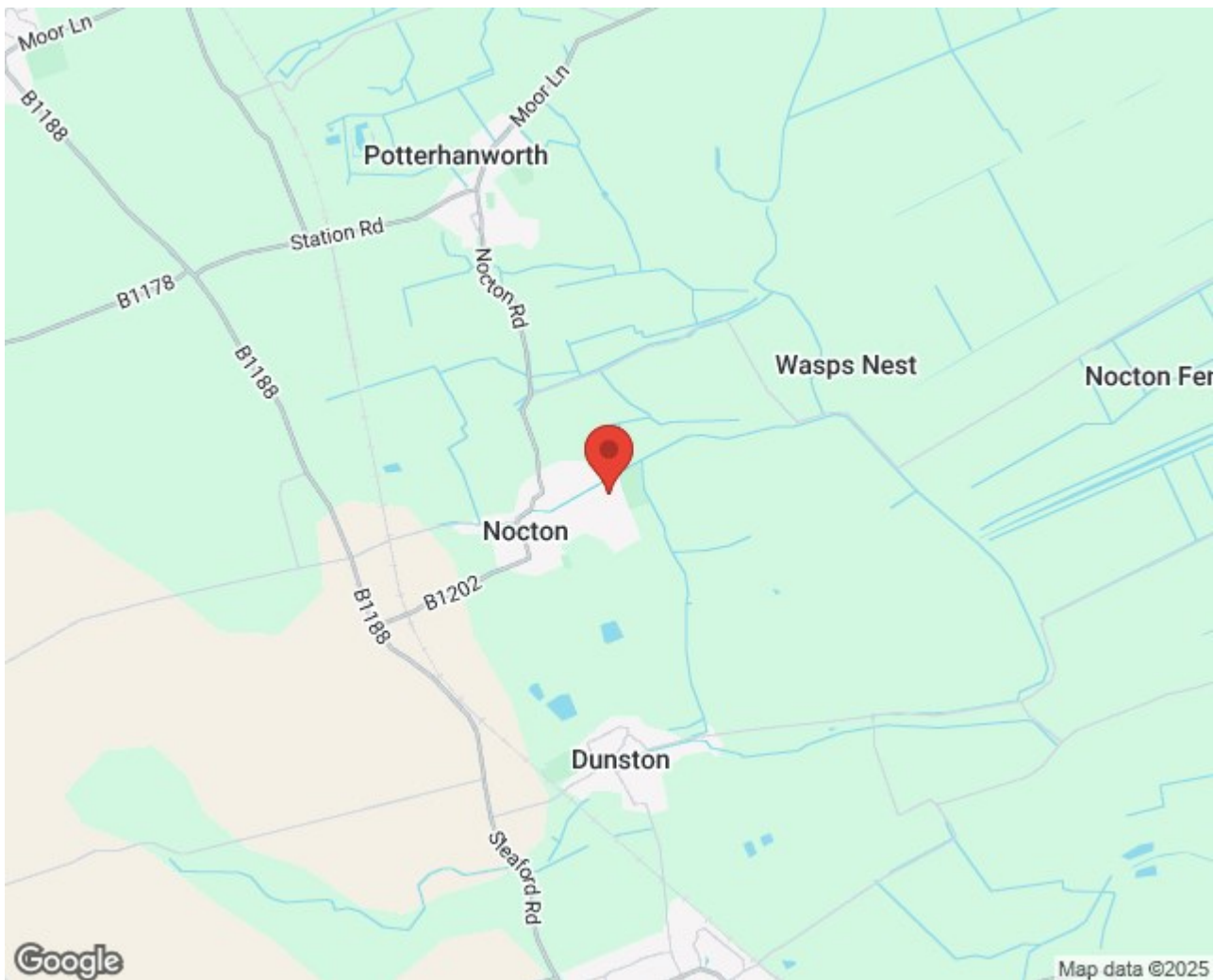
Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 sq. feet)

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
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	