



- Ground Floor Apartment
- Modern Interiors Throughout
- 1 Double Bedroom/517 Sq Ft
- Open Plan Living

- Secure Telecom Entry
- Allocated Parking
- Tenant In Situ
- £595 PCM Until September 2024

Fulmen Close, Long Leys Road, LN1 1AW,
£112,500





Made for sale with no onward chain is this 1 double bedroom ground floor apartment. Situated within the western outskirts of Lincoln city centre. The property has been immaculately presented throughout and comes with a tenant in situ. Accommodation boasts large open plan living with kitchen area, a 3 piece bathroom and 1 double bedroom with built-in wardrobes. The property includes secure telecom entry, allocated parking and a range of fitted appliances. The tenant currently pays £595 pcm with the tenancy running until September 2024 with the property being sold with no onward chain but tenant in situ. The area is located near to Lincoln city centre and has easy access to the A46, nearby amenities include Uphill Bailgate, vibrant suburb West End and West common. For further details contact Starkey&Brown. Council tax band: A. Leasehold.



Entrance via secure telecom entry system

Having wood effect laminate flooring, large storage cupboard housing hot water cylinder and 1 electric radiator and access to:

Living Space

20' 9" max x 13' 1" min (6.32m x 3.98m)

Having uPVC double glazed bay window to front aspect, 2 further uPVC double glazed windows to side aspect. 2 Electric radiators, wood effect laminate flooring, TV and power points.

Kitchen Space

Having a range of base and eye level units with counter worktops, 4 ring hob with electric oven, extractor hood, sink and drainer unit, appliances to stay such as fridge freezer, dishwasher and washing machine.

Bedroom

9' 7" min x 10' 0" (2.92m x 3.05m)

Having uPVC double glazed window to front aspect, single electric heater and built-in wardrobes.

Bathroom

6' 6" x 7' 1" (1.98m x 2.16m)

Having low level WC, pedestal hand basin unit, bath with shower over, heated towel rail and extractor unit.

Agents Note

The property comes with 1 allocated parking space numbered and to the rear of the building.

Agents Note 2

The property is leasehold and comes with a lease of approximately 105 years (lease was 118 when brought in 2012). Furthermore the property comes with ground rent of £125 per annum and a service charge of £1,350 per annum (paid in 2 installments throughout the year April and October).



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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