



- 2 Bedrooms
- Ground Floor Apartment
- Private Garden
- Garage
- 22'0 Lounge Diner
- GCH & uPVC Double Glazing Throughout
- First Time Buy Or Investment Opportunity
- Popular Uphill Location

Springfield Close, Uphill, LN1 3ET,  
£165,000







Situated in the sought after Uphill location of Lincoln. Starkey&Brown is pleased to offer for sale this 2 bedroom ground floor apartment located on Springfield Close. The accommodation briefly comprises of a 22'0 lounge diner, kitchen, 2 generous sized bedrooms and a bathroom. Outside there is a private non-overlooked garden and a single garage in block. The property is well presented throughout and benefits from uPVC double glazing and gas fired central heating. To truly appreciate this property an internal inspection is highly recommended. Council tax band: B. Leasehold.



### Lounge Diner

Having uPVC double glazed window to front aspect, radiator and wood flooring.

### Kitchen

7' 4" x 9' 8" (2.23m x 2.94m)

Having uPVC double glazed window to front aspect, a range of eye and base level units, counter worktop, built-in oven, hob with extractor hood, one and a half stainless steel sink unit, radiator and wall mounted central heating boiler.

### Bathroom

7' 9" x 7' 10" (2.36m x 2.39m)

Having panelled bath with shower over, low level WC, wash hand basin unit, tiled walls and floor.



### Bedroom 1

10' 7" x 13' 0" (3.22m x 3.96m)

Having uPVC double glazed window to rear aspect, hardwood flooring and radiator.

### Bedroom 2

9' 10" x 11' 4" (2.99m x 3.45m)

Having uPVC double glazed window to rear aspect, hardwood flooring and radiator.

### Outside Front

Having a privately owned garden, mostly laid to lawn. Pathway leading to garage block.



### Agents Note

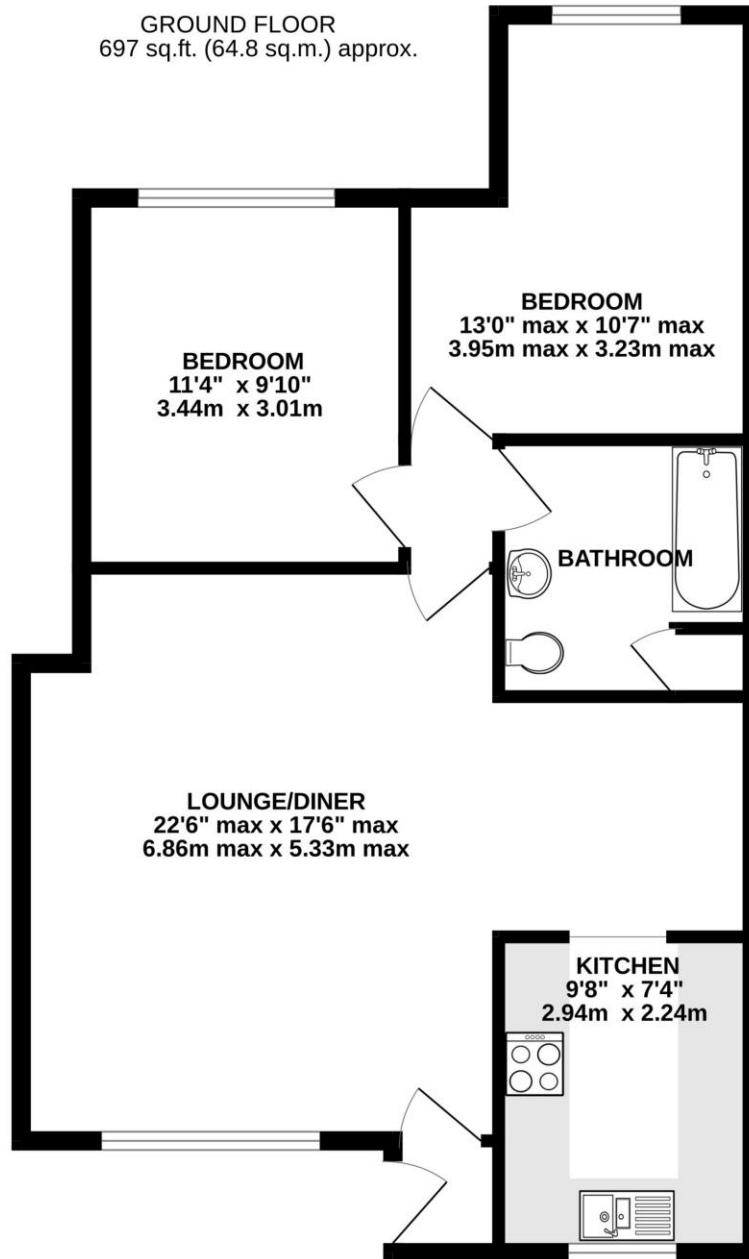
We have been informed by the seller there is 951 years remaining on lease. There is a monthly service charge of £58 this includes buildings insurance and maintenance of the garden in the communal areas. Please contact Starkey&Brown for more information.

### Agents Note 1

The property is offered for sale on a leasehold basis. The property benefits from a 999 year lease which commenced in 1987. Starkey&Brown do not hold a copy of the lease, therefore buyers are urged to call and ask for more information if necessary.

TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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