



- Ground Floor Apartment
- 2 Bedrooms
- Front & Rear Garden
- Lounge Diner

- Kitchen & Shower Room
- Ideal First Time Buy Or Investment
- NO ONWARD CHAIN
- EPC Rating: C

Woodfield Avenue, Lincoln, LN6 0LR,  
£75,000 Leasehold







Offered for sale with no onward chain is this leasehold ground floor apartment. Offering 2 bedrooms and spacious living accommodation the property comes with a 15'8 lounge diner, kitchen with a range of fitted units and a shower room with 3 piece suite. Further benefits of the property includes gardens to the front and rear, a recently serviced gas central heating boiler and electrics within the property was updated in 2022. This property is an ideal investment or first time buy. Surrounded by a wealth of local amenities such as schooling at primary level and a regular bus service to Lincoln city centre. For further details contact Starkey&Brown. Council tax band: A. Leasehold.

### Entrance Hall

Having uPVC front door entry to side aspect and a storage cupboard housing the gas central heating boiler. Access to accommodation.

### Kitchen

7' 3" x 10' 11" (2.21m x 3.32m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, uPVC double glazed window to front aspect, oven with 4 ring hob and extractor hood over and radiator.

### Lounge Diner

15' 8" x 10' 9" (4.77m x 3.27m)

Having uPVC double glazed window to front aspect and 2 radiators.

### Bedroom 1

12' 1" x 10' 9" (3.68m x 3.27m)

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



### Bedroom 2

10' 9" x 7' 1" (3.27m x 2.16m)

Having uPVC double glazed window to rear aspect and radiator.



### Shower Room

6' 0" x 7' 5" (1.83m x 2.26m)

Having a corner shower cubicle, pedestal hand wash basin unit, low level WC, tiled surround and a uPVC double glazed obscured window to side aspect.

### Outside Rear

Having a low maintenance garden with fenced perimeters and a timber built garden shed.

### Outside Front

To the front of the property there is a large mostly laid garden with mature shrubs and pathway leading to front door entry.

### Agents Note

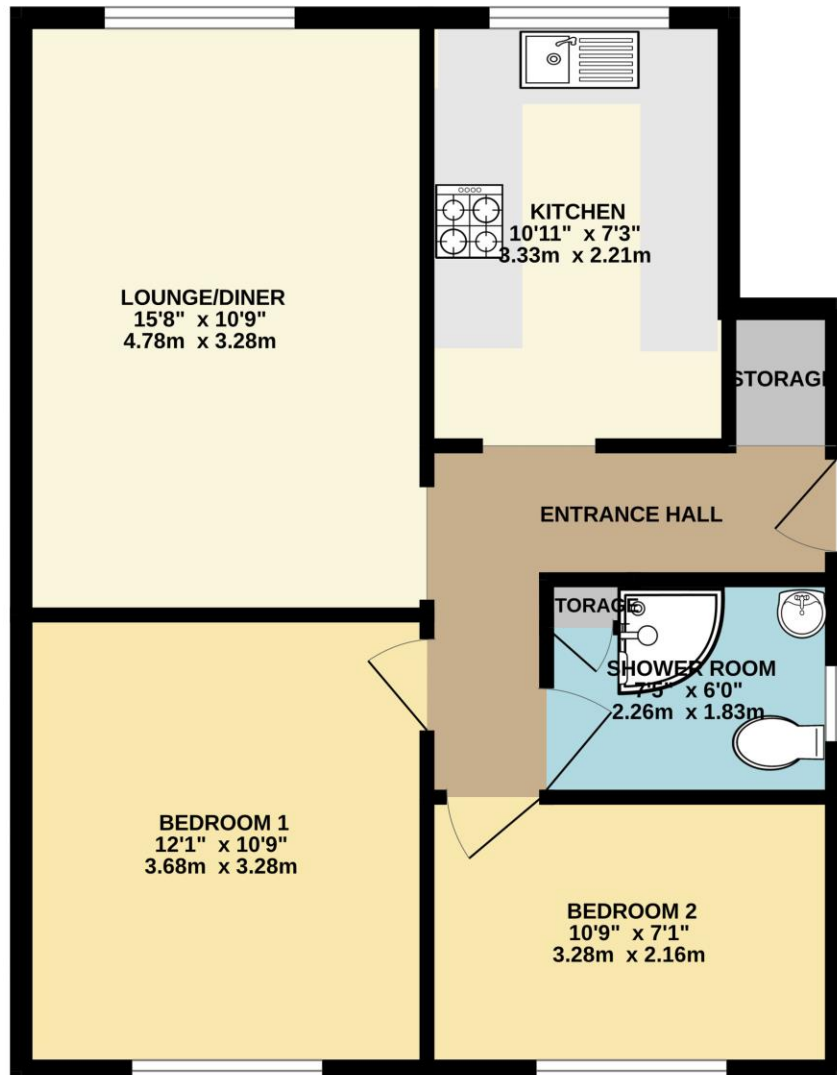
The property is leasehold and comes with a 6 month service charge of £20.69 with a annual insurance freeholder of approximately £280.

### Agents Note 1

Starkey&Brown has been informed by the vendor that the leasehold expires in 2072.



GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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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

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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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