



- 2 Storey Duplex Apartment
- 1 Bedroom
- Open Plan Living
- Allocated Parking
- Service Charge To Include Utilities, Maintenance Of Communal Areas & Ground Rent
- Ideal First Time Buy
- Leasehold Property
- No Onward Chain!

**Stark Way, Carlton Boulevard, LN2 4GP,
£96,500 Leasehold**





Offered for sale with no onward chain is this 2 storey duplex apartment offering 1 bedroom. Accommodation over 2 floors the ground floor comprises of a double bedroom with access to a shower room, the shower room featuring space and plumbing for a washer dryer. Rising to the first floor is a large open plan living space with a range of kitchen units and a Juliette balcony. The property is located in the popular Carlton Boulevard area and makes an ideal purchase for first time buyers and a wide variety alternative purchases. The apartment is situated nearby to a range of amenities which can be found on Carlton centre this includes a gym, Co-op foodstore and post office as well as Glebe Park doctors surgery. Further afield on Wragby Road is a selection of nationwide retailers and supermarkets, schooling to be found at primary level with the highly regarded Carlton Academy being walking distance. Made available for sale with no onward chain. A leasehold property which also comes with £231 monthly service charge this includes utility bills, maintenance of communal areas and ground rent. Council tax band: A. Leasehold.



Entrance Hall

Having front door entry, radiator, consumer unit, stairs to the first floor and a uPVC double glazed window to front aspect. Access to bedroom and shower room.

Bedroom

11' 0" x 7' 11" (3.35m x 2.41m)

Having 2 uPVC double glazed windows to side aspect, radiator and understairs storage cupboard.

Shower Room

4' 10" x 6' 1" (1.47m x 1.85m)

Having 3 piece suite comprising of a shower cubicle, low level WC, pedestal hand wash basin unit and a radiator. Additional storage cupboard with space and plumbing for washer dryer.

Open Plan Living Area

14' 3" x 14' 3" (4.34m x 4.34m)

Having uPVC Juliette balcony to side aspect overlooking the development and parking space, a second uPVC double glazed window and 2 radiators. A kitchenette area which includes a range of base and eye level unit with counter worktops, circular stainless steel sink, integral oven with hob and extractor unit over, space and plumbing for further white goods.

Outside Front

Having allocated parking for 1 vehicle which is situated in space no: 62.

Agents Note 1

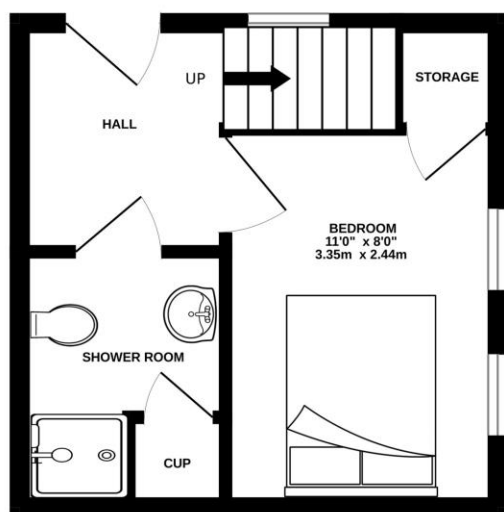
The property is leasehold. Built in 2008 and comes with a 125 lease from completion of build.

Agents Note 2

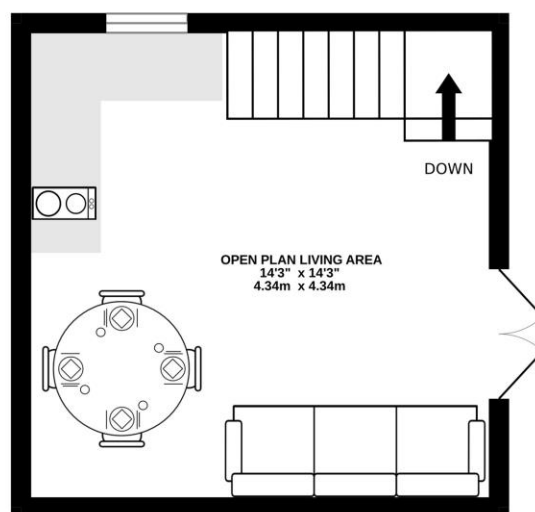
The property comes a monthly service charge which is approximately £231. This includes utility bills, maintenance of communal areas and ground rent. For further information of service charges. Please contact Starkey&Brown 01522 845 845.



GROUND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 393 sq.ft. (36.5 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

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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