

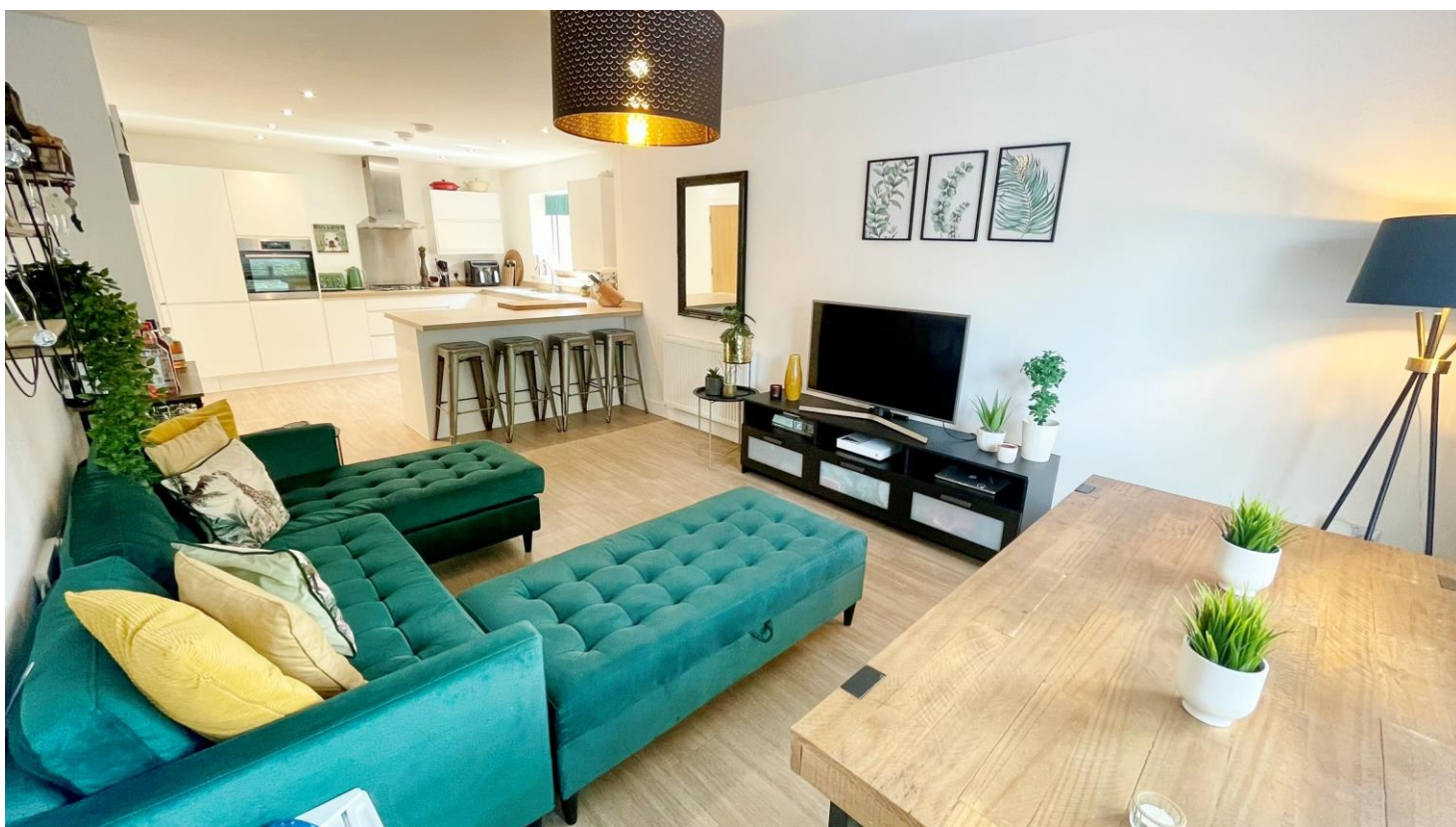


- Superb Ground Floor Apartment
- Beautifully Presented Throughout
- 2 Double Bedrooms
- Master En-Suite & Separate Bathroom

- Impressive 28'7" Open Plan Living Area
- Video Entry System
- Allocated Parking Space
- Viewing Highly Recommended!

Flat 3 Canwick Villa, South Park, Lincoln, LN5 8ES,
£210,000 Leasehold





SUPERB GROUND FLOOR APARTMENT! Located within walking distance of Lincoln City centre and adjacent to the South Common is this beautifully presented and spacious ground floor apartment. Canwick Villa is a high specification development originally built by the highly regarded Lindum Homes in 2020. The apartment benefits from its own allocated parking space and video entry system and has accommodation which briefly comprises entrance hallway with large storage cupboard, impressive 28'7 open plan living area, two double bedrooms, ensuite shower room to master bedroom and separate bathroom. Other notable features include luxury vinyl flooring to the hallway, living area and bathroom, oak internal doors and a range of fitted appliances to the kitchen. Viewing highly recommended! Council tax band: A. Leasehold.



Entrance Hallway

Having main entrance door, touch screen for video entry system, large storage cupboard and tiled effect luxury vinyl flooring.

Open Plan Living Area

28' 7" x 11' 10" max (8.71m x 3.60m)

Having kitchen area with a range of matching wall and base units, larder unit, breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in eye level oven, gas hob with cooker hood over, integral dishwasher, integral washer dryer, tiled effect luxury vinyl flooring, double aspect windows and radiator.

Master Bedroom

16' 1" x 9' 6" (4.90m x 2.89m)

Having fitted sliding door wardrobes and radiator.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower and sliding glass shower door, wash hand basin set in vanity unit, low level WC with concealed cistern, tiled effect luxury vinyl flooring, heated towel rail, electric shaver point, LED downlights and extractor.

Bedroom 2

13' 9" x 9' 5" (4.19m x 2.87m)

Having radiator.

Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed shower and curved glass shower screen over, wash hand basin set in vanity unit, low level WC with concealed cistern, tiled effect luxury vinyl flooring, heated towel rail, LED downlights and extractor.

Outside

The property benefits from it's own allocated parking space. The apartment is located only a short stroll away from Lincoln South Common.

Agents Note 1

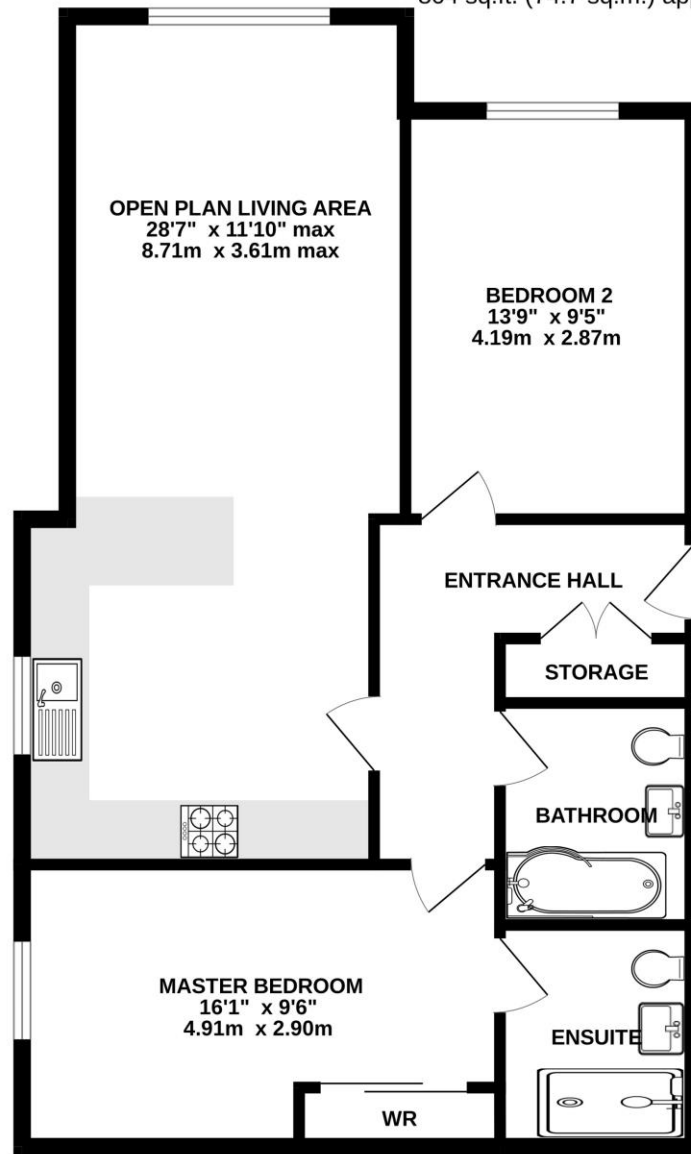
Service charges are payable for the maintenance of all communal areas and amounts to approximately £1,713.21 per year. Further details to follow. Call today for further information.

Agents Note 2

The property is being sold on a leasehold basis. With a 249 year lease which commenced in 2019 and expires in December 2268. Call today for further information.



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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