



Clasketgate, Lincoln, LN2 1JZ

- Modern Apartment
- City Centre Living
- 2 Bedrooms
- Open Plan Living
- Bathroom
- Telephone Entry System
- NO ONWARD CHAIN
- EPC Rating: C

Draft Particulars - Awaiting Vendors Approval **£119,950 Leasehold**

Residential Sales • Residential Lettings • Land & New Homes • Auctions

Clasketgate, City Centre, Lincoln, LN2 1JZ

Benefitting from being sold with NO ONWARD CHAIN is this immacutley presented 2 bedroom city centre apartment. The property boasts extremely spacious and flexible living accommodation throughout and briefly comprises entrance hall, 26ft open plan living kitchen diner, 2 bedrooms and bathroom. The property should be viewed internally to truly appreciate the quality on offer. Please call 01522 845 845 to arrange a viewing.

Entrance Hallway

Having door to side aspect, laminate flooring, telephone entry system and spot lights.

Open Plan Living Kitchen Diner

26' 4" plus bay x 14' 3" max (8.02m x 4.34m)

Having bay window to front aspect, 2 windows to rear aspect, a range of base and eye level units, 4 ring gas hob with electric oven and extractor over, integral dishwasher and washing machine, integral fridge, stainless steel sink and drainer unit wall mounted gas central heating boiler, tiled surround, laminate flooring and 2 radiator.

Bedroom 1

9' 11" plus bay x 10' 5" (3.02m x 3.17m)

Having bay window to front aspect, laminate flooring and radiator.

Bedroom 2

12' 8" max x 6' 11" max (3.86m x 2.11m)

Having window to front aspect, laminate flooring and radiator.

Bathroom

Having 2 windows to rear aspect, 3 piece bathroom suite briefly comprising low level wc, pedestal wash hand basin, panelled bath with shower over, tiled floor and surround, spot lights and radiator.

Agents Note

Starkey&Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

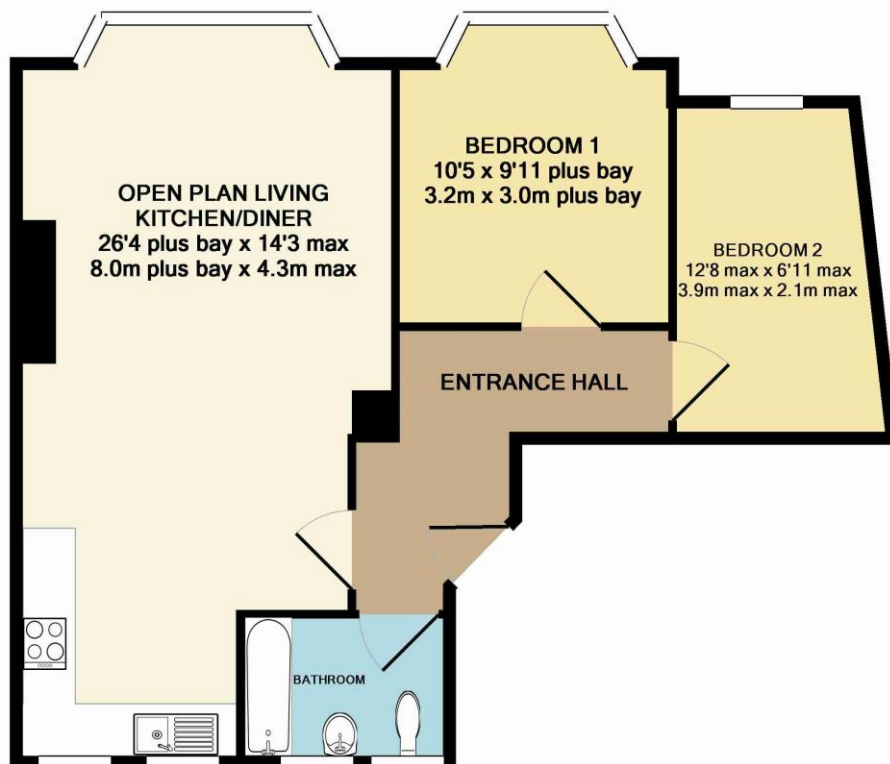




TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale





TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

'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. Starky & Brown trading as Starky & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031 The information is provided and maintained by Starky & 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.