

Fulmen Close, Lincoln, LN1 1AW



welcome to

Fulmen Close, Lincoln

This particularly modern two bedroom upper floor is situated within a highly sought after uphill area. Benefitting from no onward chain, open plan living, off street parking, garage and local access to a range of amenities.













Communal Entrance

Entrance Hall

With double glazed window to the side, wood effect flooring, inset ceiling lights, built in cupboard, wall mounted entry phone and wall mounted electric heater.

Kitchen / Lounge

23' 10" max x 17' 2" max (7.26m max x 5.23m max) With three double glazed windows to the side and rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel oven, induction hob with extractor fan over, integral fridge freezer, integral dishwasher, integral washing machine, inset ceiling lights, laminate flooring and wall mounted electric heater.

Bedroom One

10' \times 9' 6" ($3.05 \text{m} \times 2.90 \text{m}$) With double glazed window to the side and wall mounted electric heater.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

With double glazed window to the rear, laminate flooring, inset ceiling lights and built in airing cupboard housing hot water cylinder.

Bathroom

With wc, wash hand basin, bath with wall mounted shower and fitted screen, heated towel rail, inset ceiling lights, extractor fan and tiling to the walls.





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Fulmen Close, Lincoln

- NO ONWARD CHAIN
- MODERN UPPER FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- TWO DOUBLE BEDROOMS & FAMILY BATHROOM
- OFF STREET PARKING & GARAGE

Tenure: Leasehold EPC Rating: C Council Tax Band: A

Service Charge: 1701.82 & Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£155,000

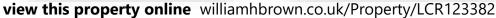






Berilldon Cooole Map data @202 Please note the marker reflects the

postcode not the actual property





Property Ref: LCR123382 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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