



Venables Court, Venables Way

Asking Price £92,950


MARTIN & CO

Venables Court, Venables Way

Apartment

1 Bedrooms, 1 Bathroom

Asking Price £92,950

- One Bedroom First Floor Apartment
- Open Plan Living
- Off Road Parking Available
- Over 55's Development
- Secure Entry System
- Disabled Access Plus Lift
- Kitchen with Integrated Appliances
- No Onward Chain
- EPC - B / LEASEHOLD
- Council Tax Band - B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(14-38) F			(14-38) F		
(1-13) G			(1-13) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Modern and well presented one bedroom first floor apartment located within a popular Over 55's development in an excellent location having a number of amenities close by. Benefiting from a secured entrance, communal areas, disabled access plus a lift. Electric heating and off road parking. NO ONWARD CHAIN.

Within walking distance to the Carlton Centre shopping precinct, this property is ideally situated for both amenities and public transport in and out of the city.

EPC Rating - B
Council Tax Band - B
Tenure - Leasehold

ENTRANCE HALL

Carpet flooring, radiator, central heating thermostat, secure video telephone intercom entry system, ceiling and wall lights. Storage cupboard housing the hot water tank, central heating controls and mains electricity fuse box. Separate storage cupboard.

BATHROOM

7'9" x 5'7"

Three piece white suite comprising of a panelled bath with mains fed shower over, low level WC and a pedestal wash basin. Complimentary low level wall tiling and tiled flooring, heated towel rail, ceiling lights and extractor.



BEDROOM

16'5" x 11'5" max measurements

PVC window to the front aspect, carpet flooring, radiator, ceiling and wall lighting.

KITCHEN

7'5" x 6'0"

Range of modern matching fitted units at base and eye level comprising of cupboards and drawers with roll top surfaces and complimentary splash back tiling with inset stainless steel sink and drainer.

Incorporating a range of integrated appliances to include a fridge freezer, washer dryer, slimline dishwasher, electric oven and hob with extractor fan over. PVC window to the front aspect, tiled floor and ceiling lighting.

LOUNGE/DINER

18'11" x 17'1" max measurements

Carpet flooring, PVC window to the front aspect, two radiators, ceiling and wall lighting.

LEASEHOLD INFORMATION

Lease Remaining - 125 Years from 1st July 2006 (108 remaining)

Peppercorn Ground Rent - £1 per annum

Service Charges Approximately - £1258.04 per annum, payable in advance.

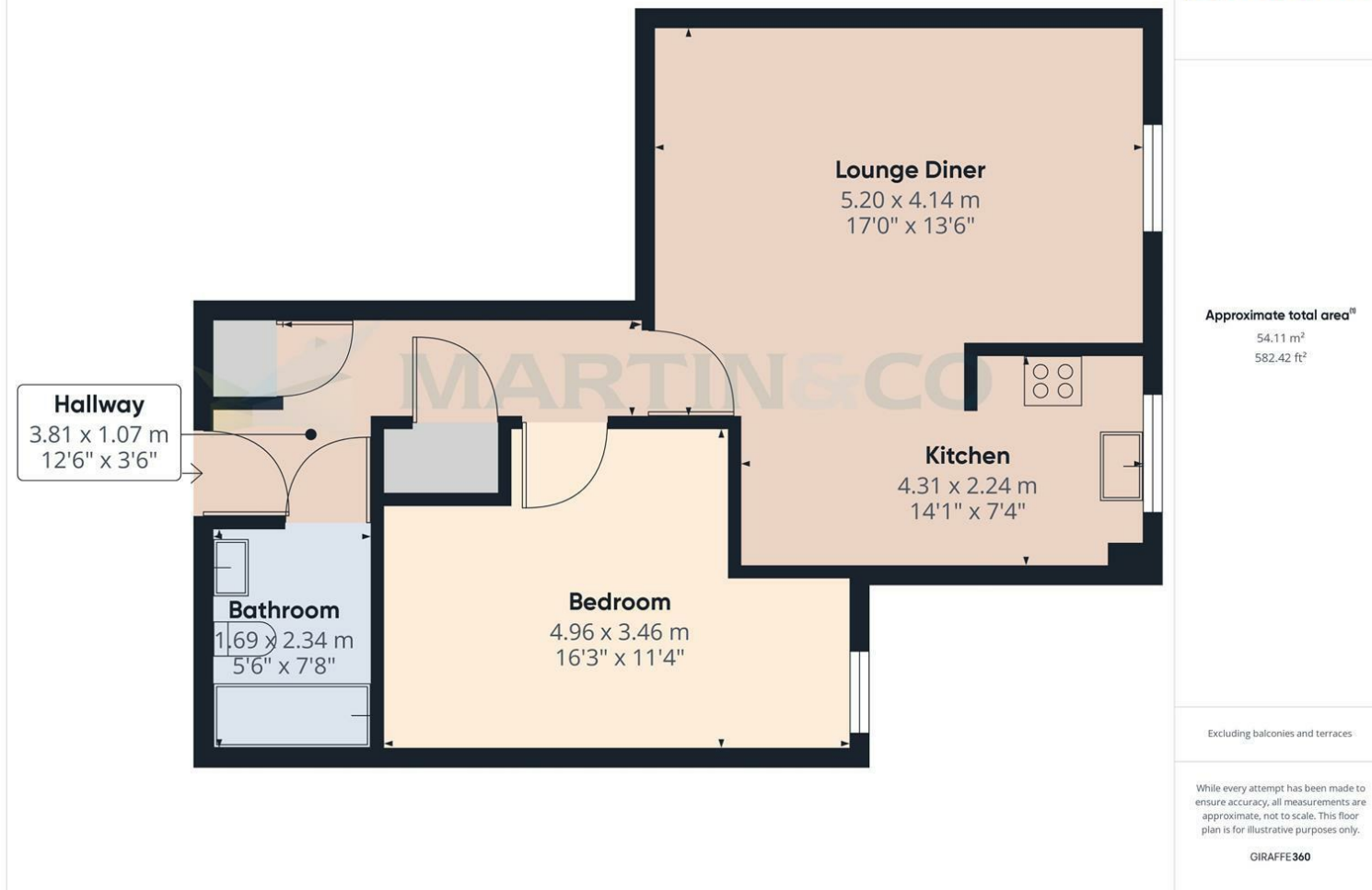
This information has been provided by the block management company. We would still encourage purchasers to satisfy themselves in this respect.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically

excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.