



Fairfax Street, Lincoln

Asking Price £105,000



MARTIN&CO

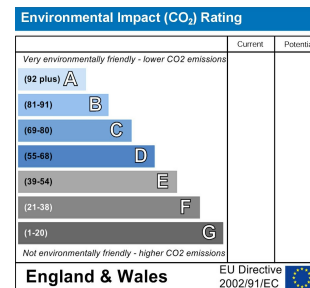
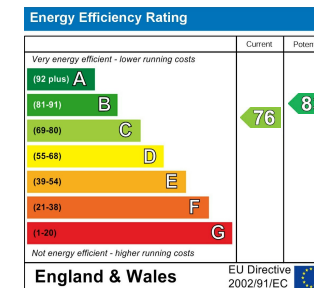
Fairfax Street, Lincoln

Apartment

2 Bedrooms, 2 Bathrooms

Asking Price £105,000

- Modern First Floor Apartment
- Master Bedroom with Ensuite
- Modern Fitted Kitchen
- Secure Intercom Entry
- Ideal Investment Opportunity or FTB
- EPC C
- Council Tax - A



A First floor 2 bedroom apartment, comprising of a double master bedroom with en-suite, 2nd medium size, lounge/diner and a fitted kitchen. Benefitting from views of the River Witham. Perfect investment opportunity or ideal first time buy. NO ONWARD CHAIN.

ENTRANCE HALL

Entering via the secure communal hallway onto carpet flooring. A radiator, light fitting, phone intercom, fire alarm, fuse box and water tank cupboard with heating controls.

LIVING ROOM

PVC window and French doors to the rear aspect. Carpet flooring, light fitting and electric heater.

KITCHEN

Open plan to the lounge diner with base and eye level units, roll edge worktops and tile splash back, electric oven and induction hob, with an extractor over. Space and plumbing for a washing machine and space for a undercounter fridge; white good included. Stainless steel sink and drainer, vinyl flooring and a pendant fitting.

BEDROOM

PVC window to the front aspect, electric heater, light fitting, carpet flooring and access into the ensuite.

ENSUITE

Low level WC, sink and pedestal plus shower cubicle. PVC window to the front aspect, vinyl flooring, fan heater, light fitting and extractor.



BEDROOM.

PVC window to the rear aspect, electric heater, pendant fitting and carpet flooring.

BATHROOM

Low level WC, pedestal wash basin plus a bath with tile surround. Vinyl flooring, electric wall fan heater, light and extractor.

Leasehold Information

Lease Remaining - 983 Years

Ground Rent - £100 per annum

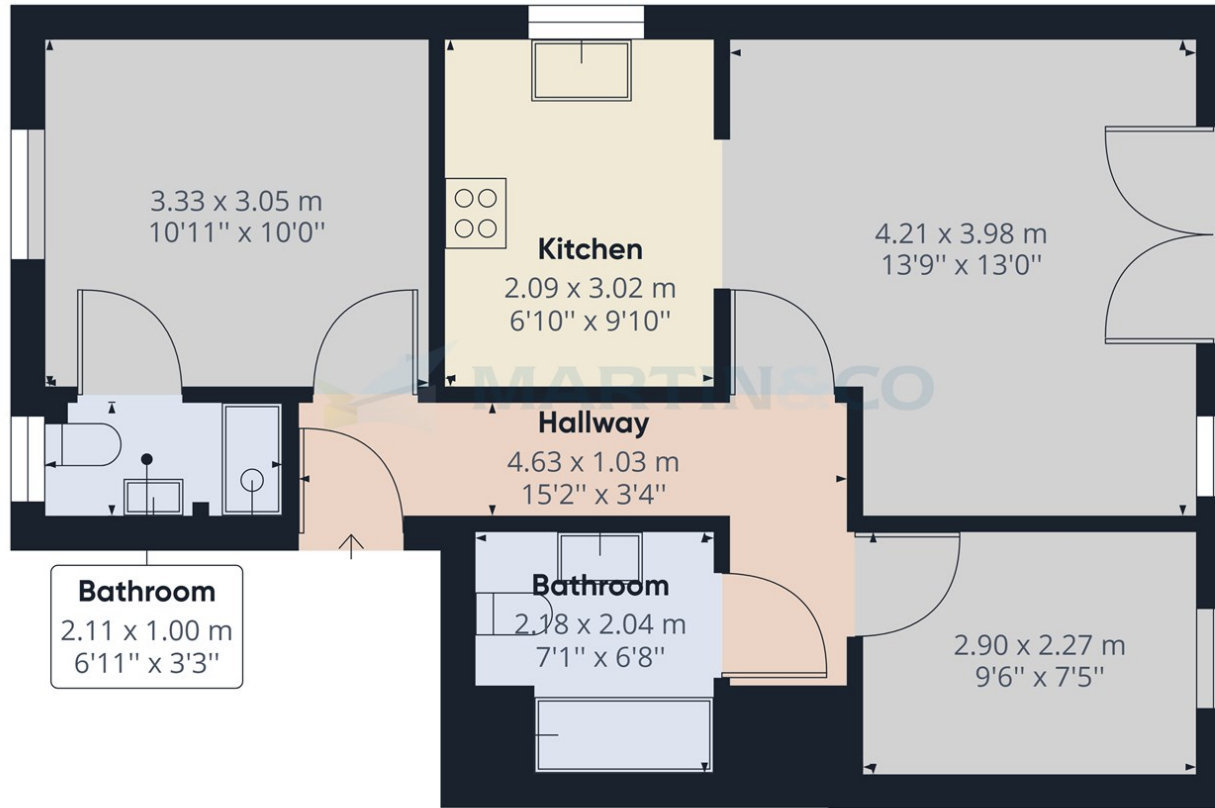
Service Charge - £979.52 per annum

Review Period - annually

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

FIXTURE & 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.



Approximate total area⁽¹⁾
 52.51 m²
 565.24 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Background User

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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.