



Pigot Way, Lincoln



£97,500

- Second Floor Apartment
- One Bedroom & Shower Room
- Open Plan Living Kitchen
- Allocated Parking Space
- GCH & uPVC Dble Glazing
- walking Distance to a variety of Amenities
- Leasehold
- EPC rating C



Well Presented Second Floor One Bedroom Apartment situated within walking distance of a variety of amenities. NO ONWARD CHAIN. The accommodation comprises Entrance, Open Plan Living Kitchen, Bedroom and Shower Room with Utility Cupboard. The property has one allocated parking space.

Entrance

This is a second floor apartment and is accessed via stairs.

Open Plan Living Kitchen

5.6m x 3.5m (18.3ft x 11.6ft)

Window and Juliette balcony to front aspect, two radiators and laminate flooring.

Kitchen Area

Fitted with a range of wall and base units with work surface over, two plate electric hob, integrated electric oven and stainless steel sink unit.

Bedroom One

3.5m x 2.9m (11.5ft x 9.4ft)

Window to rear aspect, laminate flooring and radiator.

Shower Room



2.1m x 1.5m (7ft x 5ft)

Fitted with a shower cubicle, wash hand basin, low level wc, extractor and radiator.

Utility Cupboard

Space and plumbing for washing machine

Outside

There is an allocated car parking space. The communal areas have bench seating and borders of shrubs and plants.

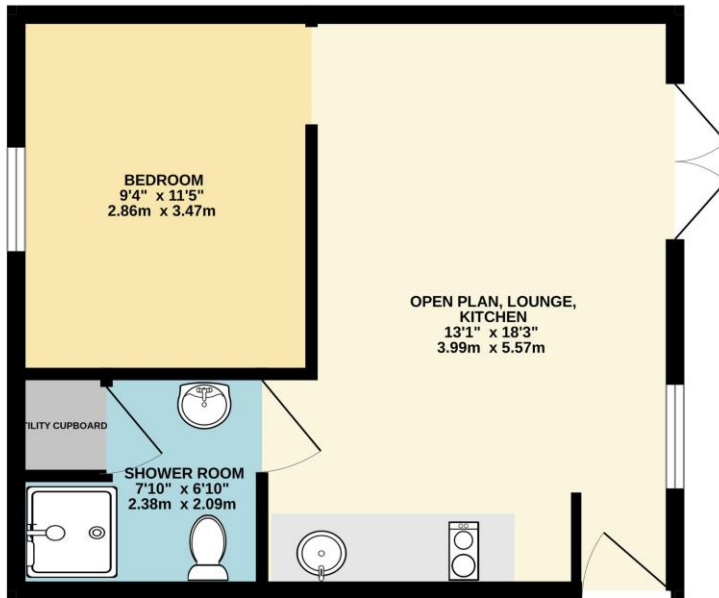
Agents Note

This is a leasehold property. Approx. 109 years lease remaining. Management fee includes building insurance, heating, electricity, water, window cleaning, all the utilities and maintenance of the communal areas. Management Charge £2398 per annum, ground rent £100 per annum.

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Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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