



Venables Way, Lincoln



£130,000

- Apartment
- Over 55's
- Ground Floor
- Fully Fitted Kitchen
- Communal Facilities
- Popular Location
- Leasehold
- EPC rating C



A purpose built development for the over 55s, this ground floor apartment is finished to a high specification and features full height windows to the kitchen diner complete with built in appliances, a four piece bathroom suite and two bedrooms. Within walking distance of the Carlton Centre with its many shops, coffee shops, doctors and chemists the property is ideally situated with secure access and communal facilities included. The property benefits from central heating and upvc double glazing.

Entrance

The property is entered via a secure intercom system leading through to hallway and access to apartment.

Entrance Hall

A solid wooden door leads into the entrance hallway with radiator, telephone point and intercom system.

Lounge 15'1" x 12'1" (4.6m x 3.7m)

Bay window to rear aspect and radiator.

Kitchen Diner 10'0" x 9'1" (3m x 2.8m)

Full height windows to side and rear aspects, tiled floor and range of base and eye level units with worktop having tiled splashbacks with sink inset, integrated appliances including electric oven, electric hob, chimney style extractor, slimline dishwasher, washer drier and fridge freezer.

Bedroom One 12'1" x 9'10" (3.7m x 3m)

With window to side aspect, and radiator.

Bedroom Two 12'0" x 7'11" (3.7m x 2.4m)

Window to side aspect and radiator.

Bathroom 5'8" x 10'4" (1.7m x 3.1m)

With four piece suite comprising of panelled bath, shower cubicle, vanity unit with wash basin inset, low level wc and heated towel rail.

Communal Space

With its purpose built function there is also access to a STORAGE ROOM specifically for cycles, shopping carts, mobility scooters and a RESIDENTS LOUNGE with entertaining facilities both located on the ground floor of the building.

Agent Note

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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of blocks, openings, rooms and any other items are approximate and no responsibility is taken for any mis-ception or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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