



Blenheim Square, Lincoln



£135,000

- First Floor Apartment
- Uphill Location
- Two Double Bedrooms
- Bathroom & Ensuite
- Open Plan Living Kitchen
- Allocated Parking Space
- Leasehold
- EPC rating B



Well Presented First Floor TWO DOUBLE BEDROOM Apartment situated in a popular "Uphill" position. The accommodation comprises Entrance Hall with storage, Inner Hallway, Open Plan Living Kitchen with Juliette Balcony, Shower Room, Two Double Bedrooms with an Ensuite to the Master Bedroom. The property further benefits from Allocated Off Road Parking.

Entrance Hall

Window to side aspect. Built in double storage cupboard, telephone entry system, two radiators and laminate flooring.

Open Plan Living Kitchen 21'1" x 12'6" (6.4m x 3.8m)

Window to side aspect and Juliette balcony to rear aspect. Fitted with a range of wall and base units with work surfaces over and stainless steel drainer sink unit. Integrated appliances including washing machine, dishwasher, fridge freezer, four ring gas hob, oven and extractor hood. Wall mounted central heating boiler housed in cupboard unit, laminate flooring and radiator.

Bedroom One 11'7" x 10'10" (3.5m x 3.3m)

Window to rear aspect and radiator.



Ensuite 5'10" x 5'1" (1.8m x 1.5m)

Fitted with a low level WC, pedestal wash hand basin and shower cubicle. Tiling, radiator and extractor fan.

Bedroom Two 11'7" x 8'1" (3.5m x 2.5m)

Window to rear aspect and radiator.

Bathroom 7'1" x 5'9" (2.2m x 1.7m)

Window to front aspect. Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower attachment. Part tiled walls, radiator and extractor fan.

Outside

There is one allocated parking space.

Leasehold Information

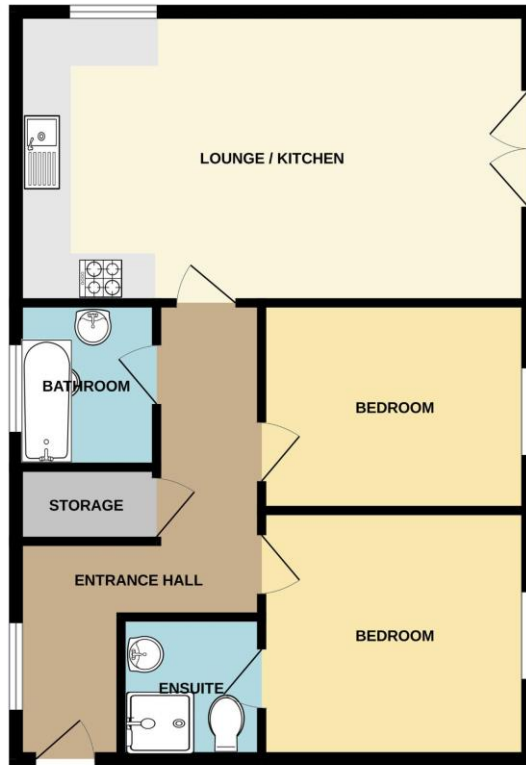
Lease length 200 years with 183 years remaining.

The management charge is £600 per annum with no ground rent. The management charge includes buildings insurance, 3 window cleans per annum, maintenance and lighting of internal and external communal areas.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



4 BLENHEIM SQUARE, LINCOLN LN1 3UN

TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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