



Stark Way, Lincoln



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**£96,950**

- First Floor Apartment
- Open Plan Living Room & Kitchen
- Double Bedroom With Fitted Wardrobe
- Shower Room / Utility
- Allocated Parking
- Popular Location
- EPC rating C



Well Presented First Floor Apartment within the popular modern development near the Carlton Centre representing an excellent first time or investment purchase.

The property offers accommodation comprising, Open Plan Living/Kitchen with Breakfast Bar and built in oven and hob, Shower Room/Utility and a Double Bedroom with built in wardrobe having sliding mirror doors. The property benefits from an allocated parking space.

The property is situated to the north east side of Lincoln and is within easy access of a range of local shops, supermarkets, schools and Lincoln Hospital as well as having transport links into the city centre or out to the Eastern Bypass





### Entrance

The property is entered via the front aspect leading into

### Open Plan Living/Kitchen 17'10" x 11'7" (5.4m x 3.5m)

French doors to the side aspect and radiator. Kitchen space with window to the side aspect, base and eye level units, stainless steel sink, built in electric hob, and oven and tiled splash back.

### Bedroom 11'7" x 9'3" (3.5m x 2.8m)

With window to the side aspect, built in mirrored wardrobe and radiator.

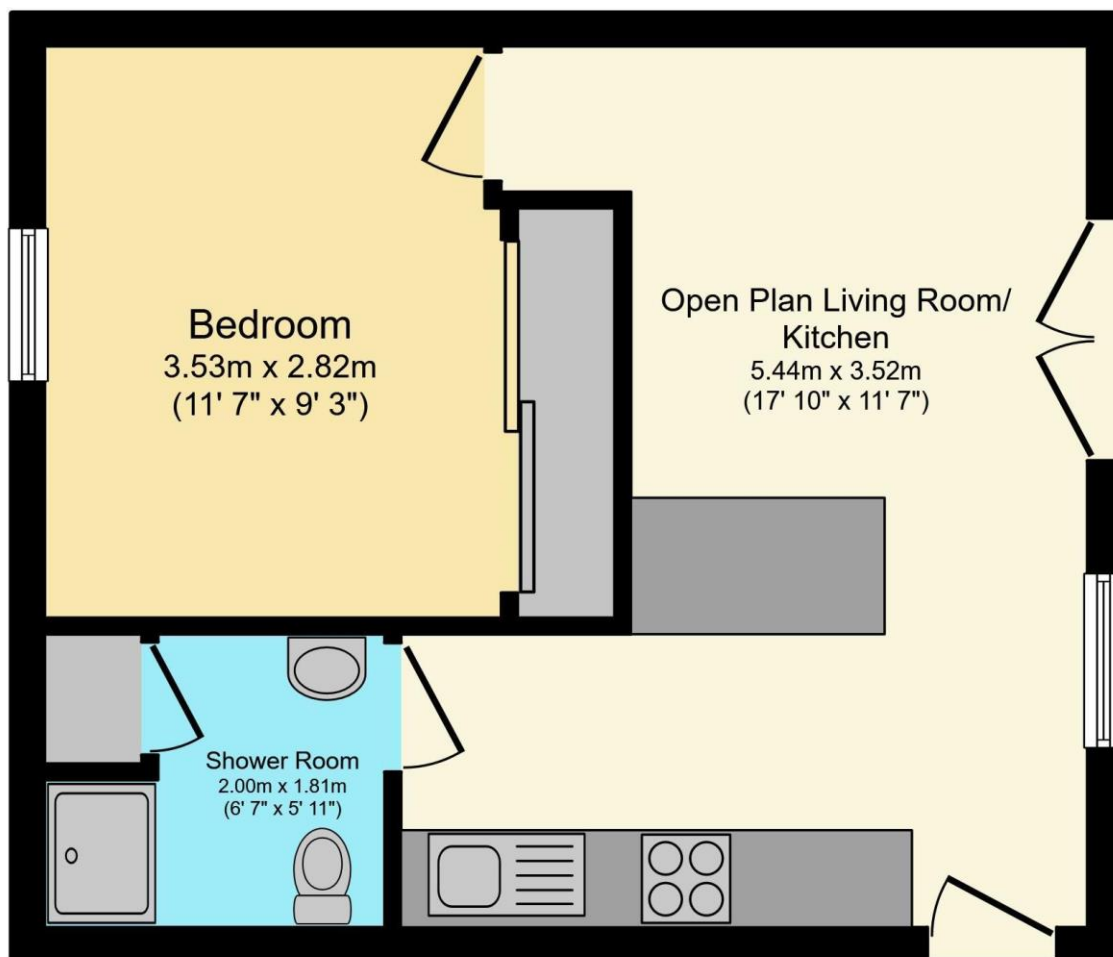
### Shower Room 6'7" x 5'11" (2m x 1.8m)

With shower enclosure, wash stand with basin, low level wc and radiator.

### Leasehold

### Agent notes

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.



Total floor area 35.0 sq.m. (377 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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

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