



- 25% Shared Ownership
- Modern Terrace Home
- 2 Double Bedrooms
- 20'1" Lounge Diner
- Landscaped Rear Garden
- Allocated Parking
- Close To West Common
- Apply To Platform Housing Association

Angelica Road, Lincoln, LN1 1BH
£50,000 25% Shared Ownership





25" SHARED OWNERSHIP THROUGH PLATFORM HOUSING GROUP. Starkey&Brown is delighted to represent this modern 2 double bedroom terraced home situated in the Carholme Road/West End area of Lincoln city centre. Having accommodation over 2 floor and comprising of a 20'1" lounge diner, a separate kitchen with a range of eye and base level units and a landscaped garden to the rear. Two double bedrooms and a 3-piece family bathroom suite to the first floor. To the rear of the property, there is a landscaped, low maintenance and covered patio area with a range of mature shrubs and plants. Allocated parking to the front of the property. Further benefits of the property includes gas central heating and uPVC double glazing. The property comes with a service charge of £36.52 pcm and the additional rent for the property is £334.66 pcm. For further details and viewing requests please contact Starkey&Brown. Council tax band: A. Leasehold.



Lounge Diner

Composite front door entry to the front aspect, uPVC double-glazed window to the front aspect, stairs rising to the first floor, wood effect laminate flooring, an understairs storage cupboard, and 2 radiators. Access to:

Downstairs WC

5' 10" x 5' 4" (1.78m x 1.62m)

Pedestal hand wash basin unit, a radiator, vinyl flooring, an extractor, and a low-level WC.

Kitchen

12' 10" x 8' 5" (3.91m x 2.56m)

A range of base and eye-level units with counter worktops, subway tiled surround, a uPVC double-glazed window to the rear aspect, an external composite door to the rear aspect leading onto the rear garden, sink and drainer unit, space and plumbing for further appliances, oven, hob and extractor hood over, and a wall-mounted gas boiler.

First Floor Landing

Access to the loft (boarded and insulated), bedrooms, and bathroom.

Bedroom 1

12' 8" x 12' 10" max (3.86m x 3.91m)

Storage cupboard over the stairs, a radiator, wood effect laminate flooring, and a uPVC double-glazed window to the front aspect.

Bedroom 2

12' 10" x 10' 3" (3.91m x 3.12m)

Having a uPVC double-glazed window to the rear aspect with partial Cathedral views, a radiator, and wood-effect laminate flooring.

Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

Having a 3-piece suite comprising a panelled bath with metro-tiled surround, a low-level WC, a pedestal wash hand basin unit, and an extractor unit.

Rear Garden

Landscaped with mature shrubs, fenced perimeters with access for bins. A patio with a wooden structure and cover.

Outside Front

Allocated parking and a small front garden.

Agents Note

The property is leasehold and comes with a shared ownership of 25% through Platform Housing Group. There is potential to further staircase to 100% ownership.

Agents Note 1

Maintenance charge is £36.52 pcm. Additional rent is £334.66 pcm.

Agents Note 2

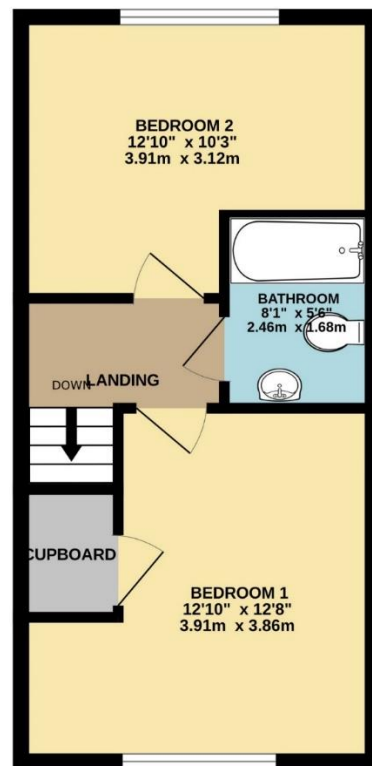
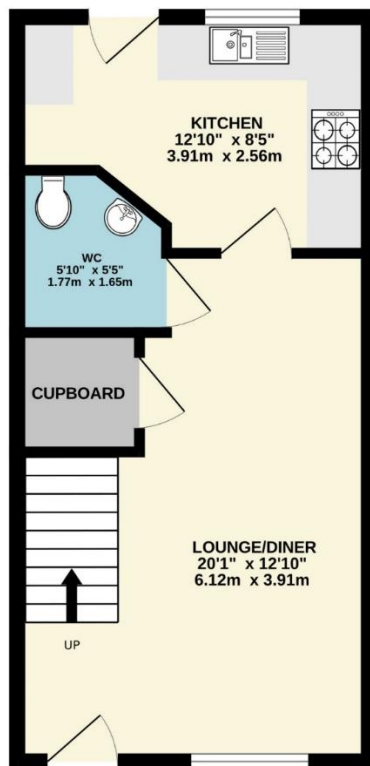
Starkey&Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.





GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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