



- Popular Lakeside Location
- Ground Floor Apartment
- 2 Good Size Bedrooms
- Lounge/Diner

- Kitchen
- Bathroom
- Allocated Parking Space
- Excellent Amenities Nearby

Pintail Close, DN16 3UG,
£89,950





NO CHAIN! Starkey & Brown are delighted to present for sale this well-presented ground floor apartment, ideally situated on Pintail Close within the highly sought-after Lakeside area. This attractive property represents an excellent opportunity for a wide range of purchasers, including first-time buyers, investors and retirees seeking low-maintenance, single-level living. The accommodation briefly comprises a spacious lounge/diner, a kitchen fitted with a dishwasher, two well-proportioned bedrooms and a modern bathroom. Further benefits include an allocated parking space, uPVC double glazing and gas central heating. The apartment is conveniently located close to a variety of local amenities, including a retail park, schools and excellent motorway links, making it ideal for both commuting and everyday living. Please note the property is leasehold with approximately 983 years remaining on the lease. The annual service charge is approximately £1,400, covering building insurance and maintenance of the communal areas, with an annual ground rent of approximately £112. Council Tax Band: B.



Hallway

Having front entrance door, storage cupboard and radiator.

Lounge/Diner

12' 4" max x 14' 1" max (3.76m x 4.29m)

Having uPVC double glazed window to the side aspect and radiator.

Kitchen

8' 3" x 7' 4" (2.51m x 2.23m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in dishwasher and space/plumbing for additional white goods.



Bedroom 1

14' 1" x 9' 8" (4.29m x 2.94m)

Having uPVC double glazed window to the side aspect, radiator and fitted wardrobes.

Bedroom 2

10' 3" max x 8' 6" max (3.12m x 2.59m)

Having uPVC double glazed window to the side aspect and radiator.



Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

Having panelled bath with shower over, wash hand basin, WC and radiator.



Outside

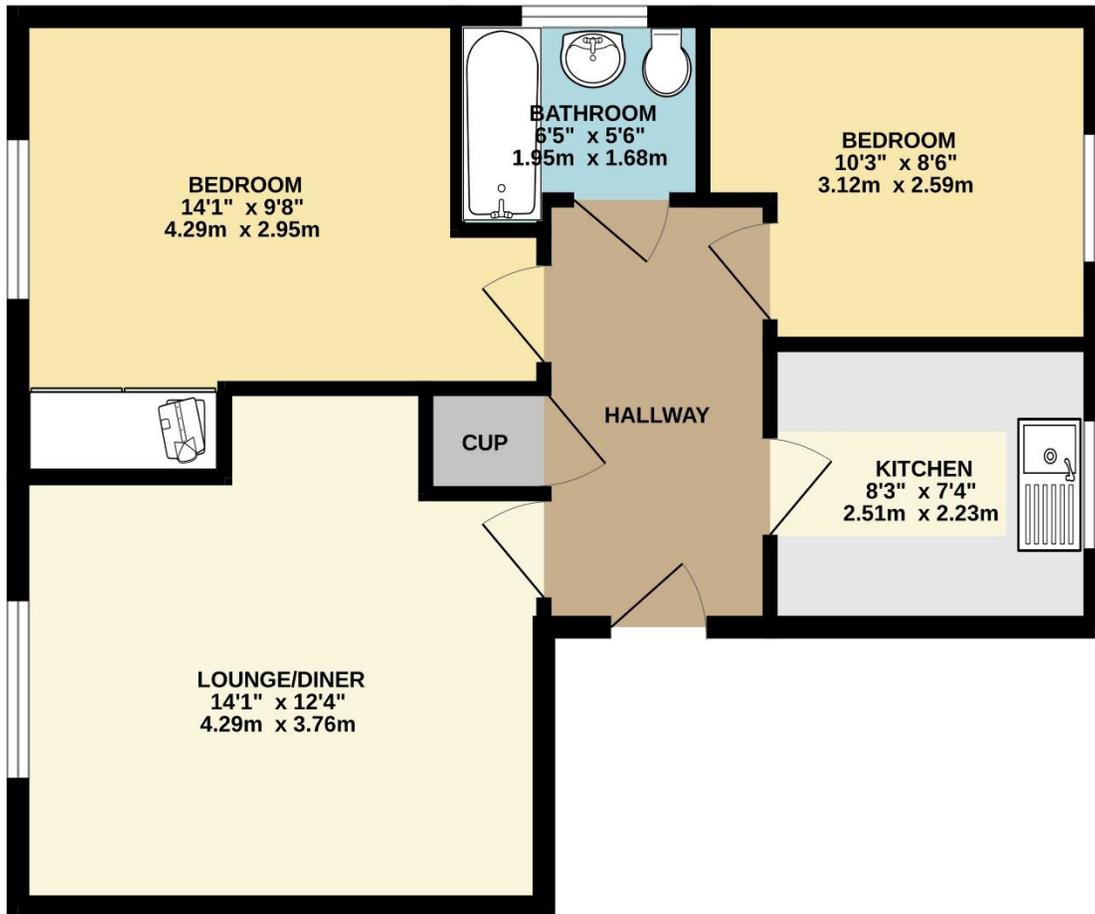
Having an allocated parking space.

Agents Note

Any interested parties please note the property is leasehold with approximately 983 years remaining on the lease. The annual service charge is approximately £1,400, covering building insurance and maintenance of the communal areas, with an annual ground rent of approximately £112.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



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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