



- Over 55's Development
- Well-Presented Throughout
- 18'11" Open Plan Living Area
- Communal Car Park

- Generous Second Floor Apartment
- Large Double Bedroom
- Communal Lounge, Communal Storage Area & Lift Access
- Sold With No Onward Chain!

Venables Way, Carlton Boulevard, LN2 4TY  
£85,000 - Leasehold



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Starkey&Brown is delighted to present this immaculately presented one-bedroom second-floor apartment located within the highly regarded over 55's development of Venables Court. Positioned in the popular Carlton Centre with a range of local amenities, including a doctors surgery, shops, pharmacy, regular bus service to Lincoln city centre. The property offers secure and low maintenance living and is being sold with no onward chain. Accommodation briefly comprises an entrance hall, leading into an open plan living, dining, and kitchen area - providing sociable space for everyday living. A generous double-bedroom and a three-piece bathroom suite. The current owner has carried out a variety of cosmetic upgrades and new carpets in recent years. Further benefits include fully uPVC double-glazing, lift access, an electric safety certificate valid until 2027 and an electric boiler system with water-fed radiators. The property also benefits from a communal residence lounge, communal storage area, and a communal car park. Council tax band: B. Leasehold.



### Entrance Hall

Intercom entry system, an airing cupboard housing the hot water tank, a large storage cupboard, a radiator, and a coved ceiling. Access to:

### Open Plan Living Area

18' 11" max x 17' 0" max (5.76m x 5.18m)

### Living, Dining Area

Having a uPVC double-glazed window to the rear aspect, two radiators, wall lights, and a TV aerial point. Open access leading into:

### Kitchen

A range of wall and base units with countertops, a composite sink with mixer tap, tiled splash backs, an integrated electric oven with 4-ring electric hob and an overhead extractor fan, an integrated fridge freezer, space and plumbing for a dishwasher and washing machine, a ceramic tiled floor, a coved ceiling and LED downlights.

### Bedroom

16' 5" max x 11' 8" max (5.00m x 3.55m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, a coved ceiling, wall lights, and a TV aerial point.

### Bathroom

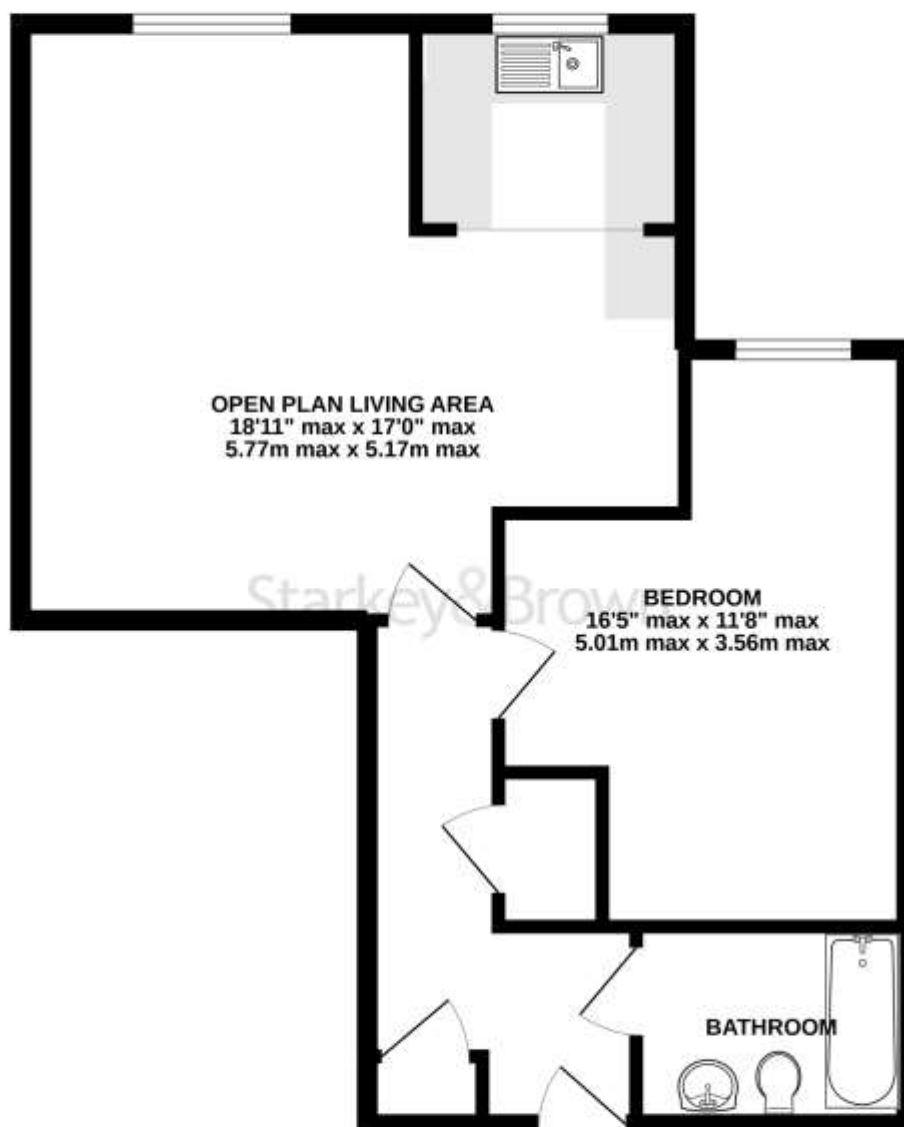
Three-piece suite comprising panelled bath with a handheld shower unit, a wash hand basin, a low-level WC, tiled flooring, chrome towel rail, partly tiled walls, LED lighting, a coved ceiling, an extractor fan, an LED lighted bathroom cabinet with shelving and shaver point.

### Agents Note

The property is being offered for sale Leasehold with a 125 year lease which commenced in 2006. A service charge is applicable of approximately £1,715 per annum. Call today for more information. No ground rent.



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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