



- 60% Shared Ownership
- Modern Town House
- Three Bedrooms
- Two Bathrooms

- Allocated Parking
- Low Maintenance
- Lease Length 83 Years
- Monthly Charge: £115.19

Allenby Close, Monks Road, LN3 4RP
£108,000 - 60% Shared Ownership





60% SHARED OWNERSHIP! Starkey&Brown is delighted to offer for sale this modern townhouse boasting three bedrooms over three floors. Accommodation has been well-maintained throughout by the current owners and offers a unique opportunity to purchase this shared ownership home within the city centre of Lincoln. Ground floor comprises of a welcoming entrance hall, a kitchen, a downstairs WC and a lounge diner with patio doors leading onto the garden. First floor comprises two bedrooms and a three-piece family bathroom suite. The top floor is occupied by a master bedroom measuring 16'5" min x 9'8" and access to a generous en-suite shower room. The home is completed with an allocated parking space and a low maintenance rear garden with patio seating area. Leasehold property with the housing association being Ongo Homes with the monthly charge of £115.19 with remaining lease of 83 years. There is no local connection needed to buy the property. Situated in the Monks Road area of Lincoln, with the city centre being 20 minute walk away with nearby access to Lincoln County Hospital and the northern outskirts. The area itself has a range of local amenities which include off-licences, a Co-op food store, doctors surgery, schooling at nursery and primary levels, The Lincoln Arboretum, a regular bus service to and from Lincoln city centre. For further details and viewing requests please contact Starkey&Brown. Council tax: B. Leasehold.



Entrance Hall

A composite front door entry, a radiator, and stairs rising to the first floor. Access to downstairs WC, kitchen, and lounge/dining room.

Downstairs WC

3' 2" x 5' 10" (0.96m x 1.78m)

Having a low-level WC, a wash hand basin unit, a radiator, and a uPVC double-glazed obscured window to the front aspect.

Kitchen

11' 10" x 5' 3" (3.60m x 1.60m)

Having a range of base and eye level units with counter worktops, an integrated oven, a 4-ring hob with extractor hood over, an integrated fridge freezer, space and plumbing for a washing machine.

Lounge/Diner

13' 0" x 15' 0" (3.96m x 4.57m)

Patio doors to the rear aspect leading onto the rear garden, a uPVC double-glazed window to the rear aspect, an understairs storage cupboard, wood-effect laminate flooring, and two radiators.

First Floor Landing

A radiator, access to two bedrooms, and a bathroom.

Bedroom 2

10' 0" x 13' 0" (3.05m x 3.96m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bedroom 3

9' 10" max x 12' 11" (2.99m x 3.93m)

Having two uPVC double-glazed windows to the front aspect and a radiator.

Bathroom

Panelled bath with half tiled surround, a low-level WC, a pedestal hand wash basin unit, an extractor unit, and a chrome towel rail.

Second Floor Landing

Access to the master bedroom and a radiator.

Master Bedroom

16' 5" plus window x 9' 8" (5.00m x 2.94m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and loft access - insulated, minimal boarding, and no ladder.

En-Suite

12' 0" x 6' 6" min (3.65m x 1.98m)

Three-piece suite comprising a shower cubicle, a pedestal hand wash basin unit, a low-level WC, a chrome heated hand towel rail, a radiator, and a uPVC double-glazed window to the front aspect, vinyl flooring, and an airing cupboard housing the hot water cylinder.

Outside Rear

Enclosed garden with fenced perimeters, artificial lawn with patio seating area. A gravelled pathway, a shed, and a cold water tap.

Agents Note

There is a monthly rent of £115.19. Rent £96.60, buildings insurance £7.96, estate maintenance £8.94, management and supervision £1.69.

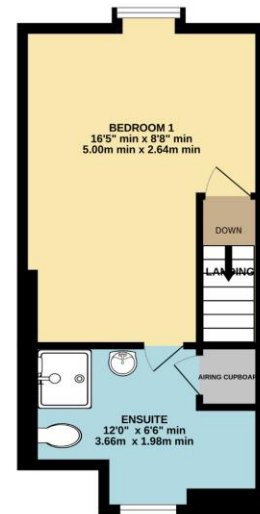
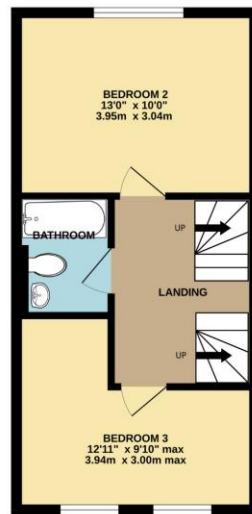
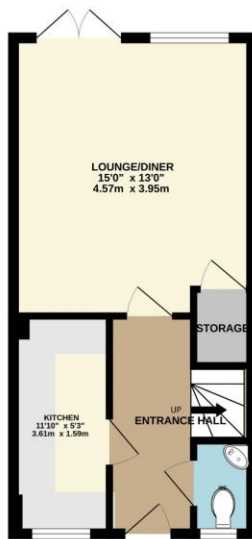




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

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

2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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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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