



**Witham Mews, Anchor Quay, Lincoln**

**£199,995**

  
**MARTIN & CO**

# Witham Mews, Anchor Quay, Lincoln

Apartment  
2 Bedrooms, 2 Bathroom

£199,995

Date Available:  
Deposit:

- Self Contained Apartment
- Former Show-Home
- ECO 4 Improvements
- Owned Solar Panels
- Spacious Open Plan Living
- Central Location
- Ideal Investment or FTB
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - C / EPC Rating - D

Two bedroom self contained apartment situated within the popular Anchor Quay development in Lincoln, close to the city centre. This former show home is offered for sale with no onward chain and would make for an ideal investment of first time purchase. Viewings are by appointment only.



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Comprising internally of an entrance hall with cloakroom and storage, family bathroom, two bedrooms with an ensuite to the primary bedroom and a spacious open plan living kitchen diner. Externally offering a single garage with allocated parking in front.

The Anchor Quay development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities.

EPC Rating - D  
Council Tax Band - C  
Tenure - Freehold

ECO 4 Improvements  
The property has recently undergone an ECO 4 makeover, with benefits including-

Solar Panels:  
20 panels rated at 435 watts and capable of an estimated 6272 KWH/Year.  
This system can export unused generated electricity to the national grid with a payback to the account holder.

Electric Storage Heaters:  
7 Dimplex Quantum RF HHR Storage Heaters  
Advanced high retention electric storage heaters with a clean look and reliable performance.  
Quantum RF provides low cost, low carbon, electrical heating and temperature control.

- Key Features:
- Built in RF module as standard
  - Complies with Lot 20 of ERP directive
  - Meets criteria for SAP High Heat Retention Storage Heater
  - Customisable heating with four time & temperature settings per day
  - Dynamic intelligent charge calculation store only the energy you need
  - Adaptive start pre-heating and open window detection auto-shutdown
  - Smartphone app controllable via Dimplex Control System (not included)

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Entrance Hall  
Composite front door, carpet flooring with fitted mat well, light fitting and a Dimplex heater.  
Stairs rising to the first floor with a lit cupboard below.

Cloakroom  
6'0" x 3'3"  
Low level WC, pedestal wash basin, carpet flooring, light fitting, electric towel rail and a PVC front facing window.

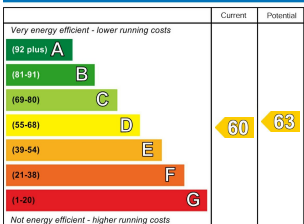
Stairs / Landing  
Carpet flooring, four light fittings, Dimplex heater, lit double storage cupboard and an airing cupboard housing the hot water cylinder with Dimplex digital controls.

Bathroom  
6'9" x 6'4"  
Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl tile flooring, electric towel rail, light and extractor.

Bedroom  
15'2" x 9'3"  
PVC window to the front, carpet flooring, two light fittings, electric panel heater and two built in wardrobes.

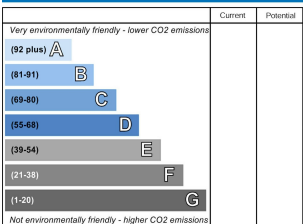


**Energy Efficiency Rating**

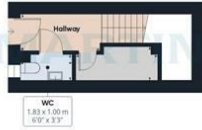


England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
121.41 m<sup>2</sup>  
1306.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.