



Apartment 6 Venables Court, Venables Way

Lincoln, LN2 4TY

£129,950

A two bedroomed ground floor apartment for the over 55s, located in the popular development on the Carlton Centre, to the north of the historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Communal Entrance, Inner Hallway, Lounge Diner, Kitchen, two Bedrooms and Bathroom. Outside there are communal lawned gardens and a car park to the rear. The property further benefits from being recently redecorated and having new quality carpets fitted. Viewing of the property is highly recommended.





SERVICES

Mains Electricity, water and drainage. Electric Heating to wet radiator system.

Service Charge - Approx. £300 per quarter.

EPC RATING – C.

TENURE - Leasehold. 123 years left on the lease.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



DIRECTIONS

Heading out of Lincoln along Wragby Road, turn right onto Outer Circle Road and then left onto Carlton Boulevard. Turn left onto Olsen Rise and left again onto Venables Way where the development is located on the right hand side.

ACCOMMODATION

COMMUNAL ENTRANCE

With security doors to the front aspect and postboxes, a communal lounge with kitchenette for visitors.

INNER HALLWAY

With doors to the lounge diner, two bedrooms and bathroom and two fitted cupboards.

LOUNGE DINER

22' 6" x 10' 7" (6.88m x 3.24m) , with two UPVC windows to the side aspect, radiators, marble electric fireplace with built-in lighting, wall lights and leading into the kitchen.

KITCHEN

9' 9" x 7' 2" (2.99m x 2.20m) , with tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral fridge freezer, oven, induction hob with extraction above, integral dishwasher, washer/dryer, wall mounted units with complementary tiling below and LED spotlights.

FAMILY BATHROOM

8' 4" x 7' 0" (2.55m x 2.14m) , with vinyl flooring, suite to comprise of bath, separate shower cubicle, WC and wash hand basin, vanity cupboard, towel radiator, partly tiled walls, extractor fan and wall mounted fan heater.

BEDROOM 1

14' 6" x 9' 8" (4.42m x 2.95m) , with UPVC window to the side aspect, radiator and wall lights.

BEDROOM 2

7' 11" x 13' 3" (2.42m x 4.05m) , with UPVC window to the side aspect, radiator and wall lights.

OUTSIDE

There are communal lawned gardens and a car park.



WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

