

FOR SALE



Blenheim Mews, Blenheim Road, Lincoln
Guide Price £110,000-£120,000


MARTIN&CO

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- Top Floor Apartment
- Open Plan Living
- Roof Terrace
- Gas Central Heating
- PVC Double Glazing

Top floor apartment situated in the West End of the city benefitting from modern open plan living, allocated parking and a roof terrace. Sold with no onward chain.

The property is well positioned to access local amenities and regular transport routes with the West Common also being just a short walk away.

LOUNGE/DINER 18' 7" x 16' 2" (5.667m x 4.940m) max measurements. Entrance door, carpet flooring, two radiators, four pendant fittings, loft hatch access, phone intercom system and Danfoss central heating controls. French doors and side panel to the rear aspect, PVC window to the rear and a storage cupboard housing the combination boiler and mains consumer unit plus a light fitting.



KITCHEN 7' 10" x 7' 2" (2.396m x 2.186m) max measurements. Base and eye level units, roll edge work surfaces with tiled splash backs and inset stainless steel sink and drainer. Fitted electric oven, gas hob with extractor over, space and plumbing for a washing machine with further space for a fridge freezer. Vinyl flooring and a spot lit ceiling.

BEDROOM 12' 5" x 11' 4" (3.791m x 3.455m) max measurements. PVC window to the front aspect, carpet flooring, radiator, pendant fitting and storage to the eaves.

BATHROOM 10' 10" x 6' 11" (3.307m x 2.130m) max measurements. Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and mains fed shower cubicle. Vinyl flooring, spot lit ceiling with extractor, heated towel rail, low level wall tiling and a velux window to the front aspect.

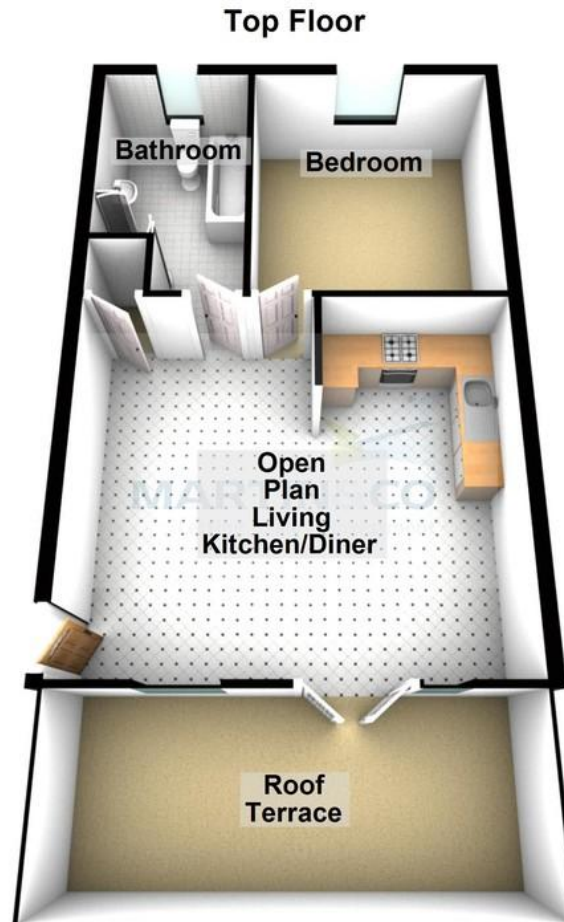
ROOF TERRACE Decked area, enclosed with lighting.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

LEASEHOLD INFORMATION Lease Remaining - 125 Years
 Ground Rent - £125 payable half yearly
 The service charge will be a reasonable proportion of the freeholders costs in maintaining and managing the development.
 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. A draft copy of the lease may be made available upon request.

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc4u.com</small>			





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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.