

**FOR SALE**



**Elevation Court, Lincoln**  
**Asking Price Of £120,000**

  
**MARTIN&CO**





## Elevation Court, Lincoln

### 2 Bedrooms, 2 Bathroom

### Asking Price Of £120,000

- First Floor Apartment
- Self Contained
- Private Secure Entrance
- Allocated Parking
- Modern and Well Presented

Two bedroom self contained first floor apartment within Elevation Court on Monks Road. Comprising internally of a secure private entrance with stairs to the apartment, hallway, open plan lounge diner, kitchen, bathroom, master bedroom with ensuite plus a second bedroom. Externally the property benefits from an allocated parking spot. Sold with no onward chain.

Monks Road offers good access to amenities, schooling, Lincoln college and the hospital plus being only a short distance to uphill and city centre locations.

**ENTRANCE** Entering through the security door, stairs rising to the first floor living accommodation, PIR spot lit ceiling and a PVC window to the front aspect.

**HALL** Carpet flooring, PIR spot lights, panel heater, loft hatch access, security intercom and an airing cupboard housing the hot water cylinder, lighting and mains consumer unit.



LOUNGE/DINER 20' 2" x 9' 10" (6.168m x 3.005m)  
PVC door and window with a box bay to the front,  
offering a Juliet balcony with south facing views across  
the city and countryside. Further PVC window to the  
front aspect, carpet flooring, two panel heaters and  
spot lights.

KITCHEN 9' 2" x 8' 6" (2.814m x 2.610m) Base and  
eye level units with roll edge worksurfaces and  
upstand, inset circular stainless steel sink and drainer.  
Laminate flooring, spot lit ceiling, electric oven, hob  
and extractor over, integrated Indesit washing machine  
plus further space for a fridge freezer.

BEDROOM 15' 9" x 9' 2" (4.824m x 2.818m) max  
measurements. PVC box bay window to the rear,  
carpet flooring, spot lit ceiling and a panel heater.

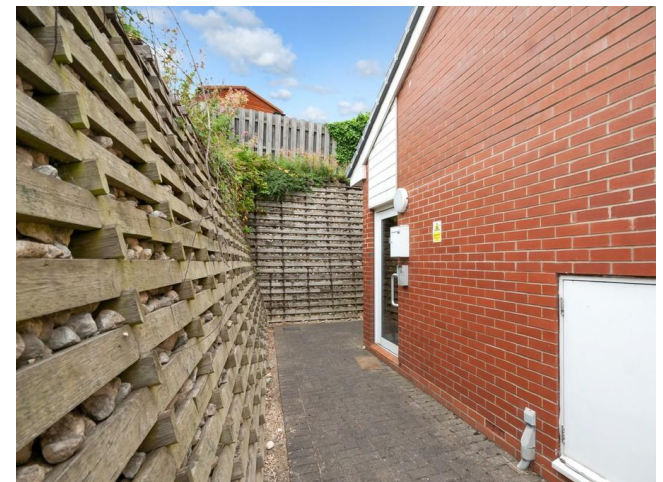
BEDROOM 10' 8" x 8' 0" (3.265m x 2.451m) PVC  
window to the rear, carpet flooring, spot lit ceiling and a  
panel heater.

ENSUITE 6' 4" x 3' 11" (1.940m x 1.211m) Concealed  
cistern WC, pedestal wash basin, mains fed shower  
cubicle, tiled flooring, spot lights and an extractor.

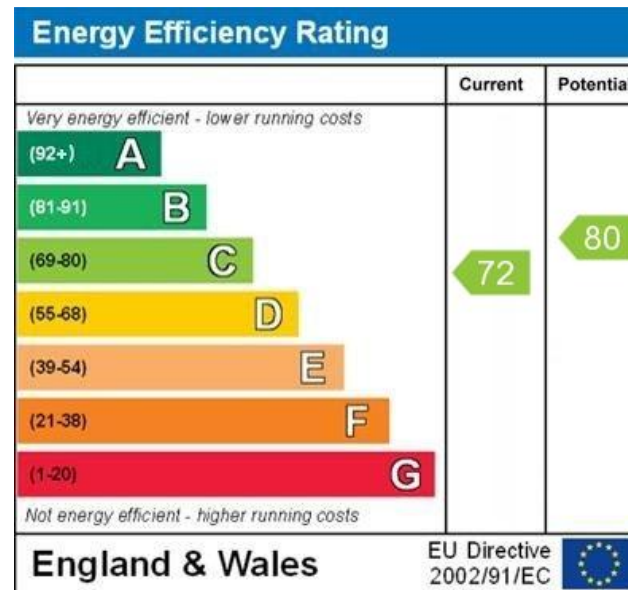
BATHROOM 6' 4" x 5' 8" (1.954m x 1.729m)  
Concealed cistern WC, pedestal wash basin and a  
panel bath with shower head and hose attachment.  
Tiled flooring, heated towel rail, spot lights and an  
extractor.

LEASEHOLD INFORMATION Lease Remaining - 999  
Years from 2005 (982 remaining)  
Ground Rent - £321.90 per annum  
Service Charges - £1642.17 per annum  
Buildings Insurance - £640.55 per annum

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.







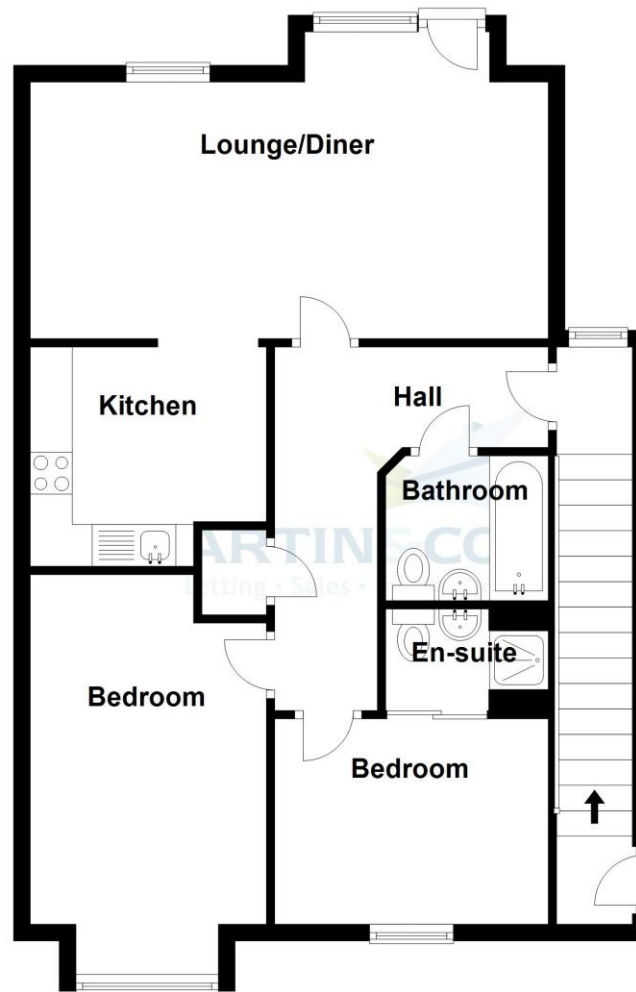
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## First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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