



King & Co.
ESTATE AGENTS

204 DUNKIRK ROAD, LN1 3UJ
OFFERS IN REGION OF £124,950





Being offered with no chain is this 2 bedroom, first floor flat located in a popular area in uphill Lincoln. Having gas central heating, this property would benefit from some modernisation and is an ideal first time buy or investment property.

COMMUNAL ENTRANCE DOOR

With stairs leading to first floor

ENTRANCE DOOR

leading to;

ENTRANCE HALL

With fitted carpet

KITCHEN

7' 6" x 7' 2" (2.3m x 2.2m) With Partially tiled walls, a range of base unit, stainless steel sink and drainer unit, cooker unit and plumbing for an automatic washing machine.

LOUNGE

9' 6" x 14' 9" (2.9m x 4.5m) + (2.6m x 2.2m) L shaped lounge with fitted carpet and windows to the front elevation.



BEDROOM 1

10' 1" x 11' 1" (3.08m x 3.38m) With fitted carpet, radiator and window to rear elevation.

BEDROOM 2

9' 6" x 8' 6" (2.9m x 2.6m) With fitted carpet, radiator and window to rear elevation.

BATHROOM

With tiled walls, WC, hand wash basin and shower over bath.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

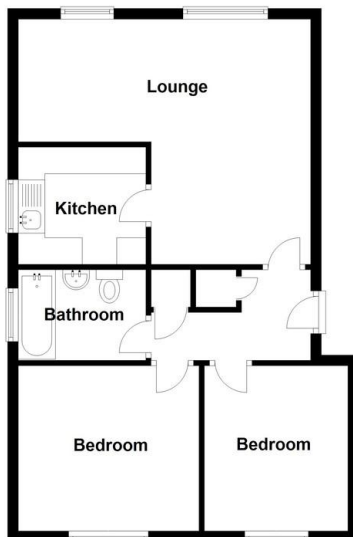
TENURE

We understand that the property is leasehold, the lease is 99 years on lease from 1984 but has been extended to 399 years as of January 2015. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

Ground Floor
Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 55.0 sq. metres (591.7 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

