

**FOR SALE**



**Fairfax Street, Lincoln**  
**Asking Price Of £98,000**

  
**MARTIN&CO**



# Fairfax Street, Lincoln

Asking Price Of £98,000

- Modern Ground Floor Apartment
- Two Bedrooms
- Master with Ensuite
- Secure Intercom Entry
- Views of the Communal Gardens and River

## Witham

Two bedroom ground floor apartment with open views to the communal gardens adjacent to the River Witham. Benefits include a master with ensuite, open plan living and allocated parking for one vehicle. Investment opportunity or ideal first time buy with vacant possession available. **NO ONWARD CHAIN.**

**HALLWAY** Entering via the secure communal hallway onto carpet flooring. Electric heater, two light fittings, fuse box and water tank cupboard with heating controls.

**MASTER BEDROOM** 11' 0" x 10' 1" (3.371m x 3.085m) PVC window to the front aspect, electric heater, light fitting, carpet flooring and access into the ensuite.

**ENSUITE** 6' 10" x 3' 4" (2.105m x 1.039m) Low level WC, sink and pedestal plus shower cubicle. PVC window to the front aspect, vinyl flooring, fan heater, light fitting and extractor.

**KITCHEN** 10' 0" x 6' 11" (3.068m x 2.125m) Open plan to the lounge diner with base and eye level units, roll edge worktops and tile splash back plus a range of integrated appliances including;



Electric oven, hob and extractor over, fridge and washing machine. Stainless steel sink and drainer, vinyl flooring and a pendant fitting.

LOUNGE/DINER 13' 11" x 13' 3" (4.246m x 4.043m) max measurements. PVC window and French doors to the rear aspect. Carpet flooring, light fitting and electric heater.

BEDROOM 9' 5" x 7' 6" (2.873m x 2.300m) PVC window to the rear aspect, electric heater, pendant fitting and carpet flooring.

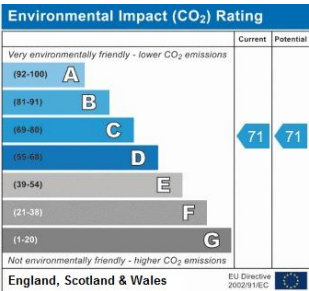
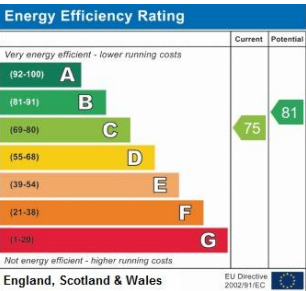
BATHROOM 7' 1" x 6' 8" (2.181m x 2.045m) max measurements. Low level WC, pedestal wash basin plus a bath with tile surround. Vinyl flooring, electric wall fan heater, light and extractor.

**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.

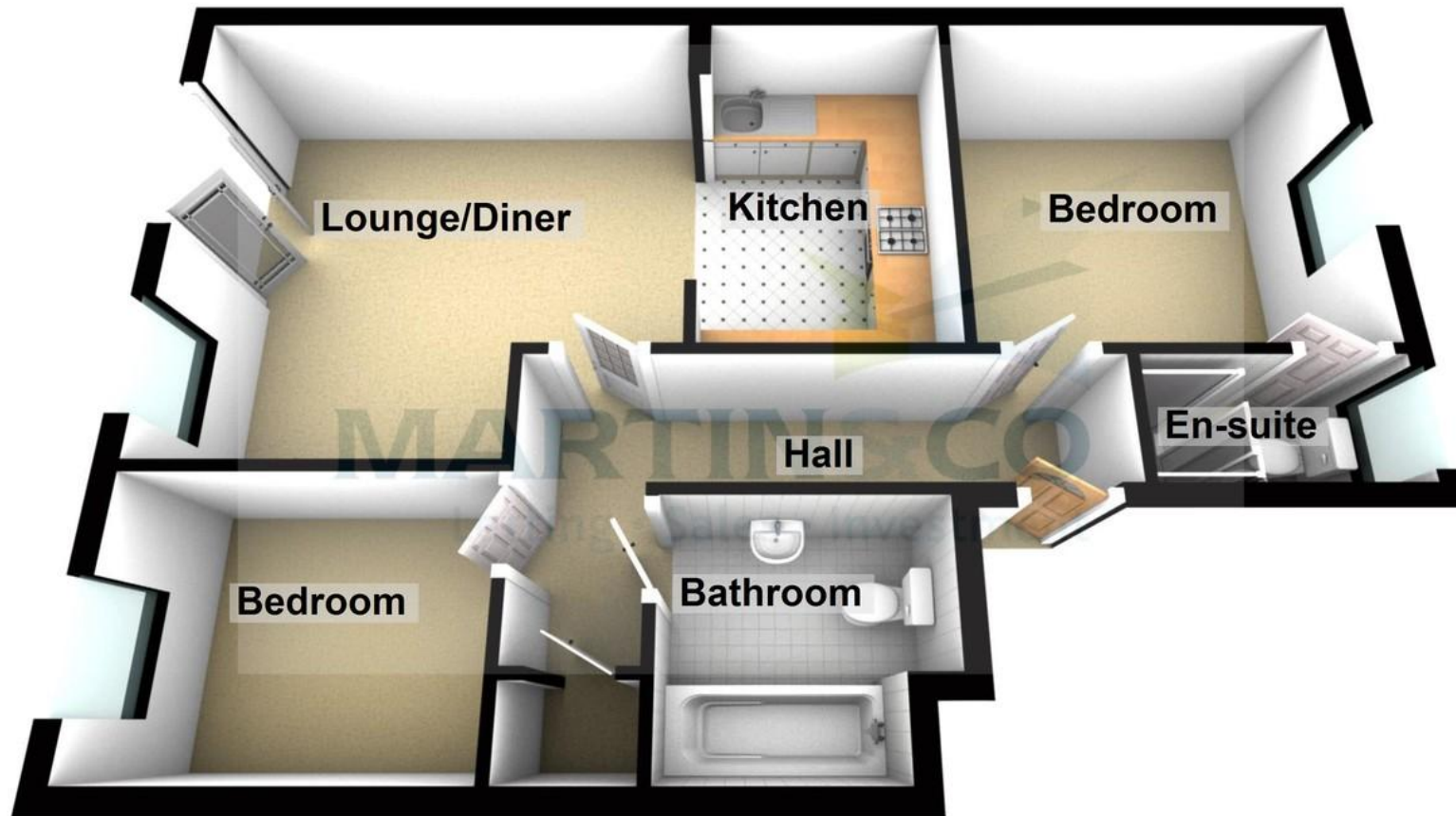
**LEASE INFORMATION** Lease Remaining - 986 Years  
Ground Rent - £100 per annum  
Service Charge - £944.04 per annum

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.

**INVESTMENT OPPORTUNITY** This property has a tenant in situ on a assured shorthold tenancy paying £525pcm.  
Deposit of £600 held with The Deposit Protection Service.



## Ground Floor



### Martin & Co Lincoln

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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

