



King & Co.
ESTATE AGENTS

45 NAVONA HOUSE, LINCOLN LN2 4UT
£119,950





Situated on the second floor is number 45 Navona house which is entered via a wood panel door opening to;

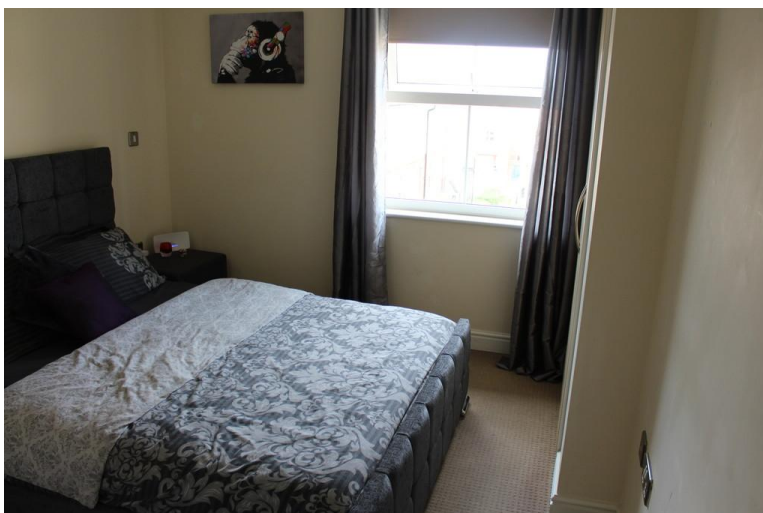
ENTRANCE HALL

Having access to loft space, fitted airing cupboard housing hot water cylinder, wall hung electric heater, four flush ceiling down lighters and carpet.



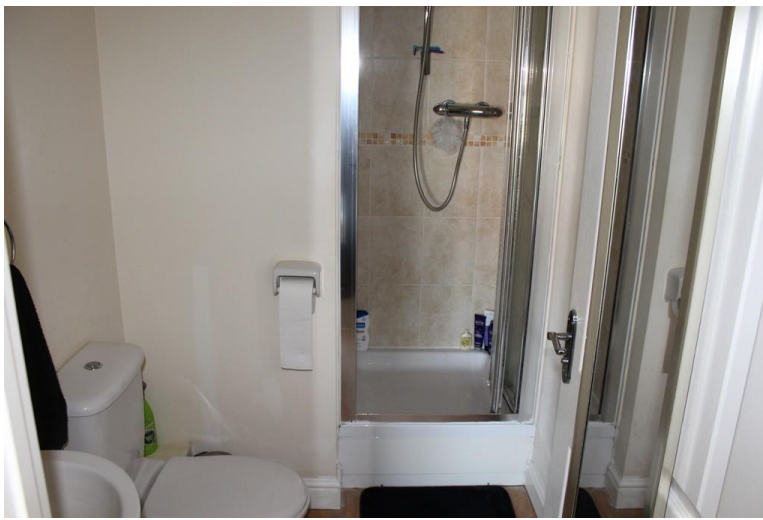
BEDROOM ONE

9' 10" x 9' 3" (3.02m x 2.84m overall) Having views looking out over the cobbled parking area of the Carlton Centre, fitted double wardrobe, electric heater, fitted carpet and door to



EN SUITE

With fully tiled shower enclosure with chrome mixer shower unit, low-level WC, pedestal wash hand basin with splashback tiling, four flush ceiling down lighters, Electric heater and vinyl flooring.



BEDROOM 2

12' 1" x 6' 10" (3.70m x 2.10m max) With window looking out to the Carlton Centre, Electric heater and fitted carpet.

BATHROOM

6' 3" x 7' 7" (1.93m x 2.32m) Having modern white three-piece suite including; panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin, close coupled WC, electric heater, three flush ceiling down lighters, shaver point, appropriate wall tiling and vinyl flooring.



LIVING KITCHEN

22' 3" x 11' 6" (6.80m x 3.53m) Being an Open Plan space that boasts double doors providing views out to the Carlton Centre and the Lincoln Cathedral beyond, two electric heaters, telephone and digital aerial points, space for dining table, 10 flush ceiling down lighters, carpet to living area and vinyl flooring to kitchen area;

Boasting a range of comprehensive modern units including; stainless steel sink and drainer unit inset to worksurface with cupboard and space below for automatic washing machine, while the worksurface continues along the neighbouring wall having four ring electric hob inset with double stainless steel Smeg extractor unit above and matching stainless steel Smeg oven below. With further units above and below worksurface level and larder style unit abutting to one end housing integral fridge and freezer unit.



OUTSIDE

The property comes with one reserved parking space.

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 with a service charge of £1000 per annum and Ground rent of £300. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



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.

