



King & Co.
ESTATE AGENTS

71 NAVONA HOUSE , LINCOLN, LN2 4UT
ASKING PRICE OF £128,000





This spacious top floor modern apartment is entered via panelled door to;

ENTRANCE HALL

Being spacious, it offers fitted airing cupboard housing hot water cylinder, further fitted storage cupboard, electric heater, 4 flush ceiling down lighters, access to loft space and carpet.

OPEN PLAN LIVING KITCHEN

21' 6" x 10' 4" (6.57m x 3.15m) offering a social space with the living area to one end and fitted contemporary kitchen opposite which includes;

Stainless steel sink and drainer unit inset to work surface with cupboard and space below for dishwasher while the work surface continues along the adjacent wall having four ring electric hob inset with stainless steel extractor hood above, units above and below, space for automatic washing machine and integral fridge and freezer unit abutting.

Also with 10 flush ceiling down lighters, UPVC double double doors and Juliet balcony to part of one wall, two electric heaters and carpet to living



BEDROOM 1

8' 10" x 11' 6" (2.70m x 3.51m) with window to front elevation, fitted double wardrobe to part of one wall with hanging rail and shelf, electric heater, carpet and door to;

ENSUITE

9' 11" x 4' 5" (3.03m x 1.37m) Having fully tiled shower enclosure with chrome mixer shower unit, pedestal wash hand basin with splash back tiling, low level WC, electric heater, 3 flush ceiling down lighters and vinyl flooring.



BEDROOM 2

8' 1" x 11' 4" (2.48m x 3.46m) Offering window to front elevation, electric heater and carpet.

BATHROOM

6' 3" x 6' 2" (1.93m x 1.89m) Enjoying a three piece suite including: panelled bath with chrome mixer shower unit, low level WC, pedestal wash hand basin, appropriate wall tiling to approximately half wall height, electric heater, 3 flush ceiling down lighters and vinyl flooring.



OUTSIDE

0' 0" x 0' 0" The property comes with 2 reserved parking spaces

In addition to the flat, located in the communal hallway there is a private, secure walk in storage area approximately 8' x 5' (2.44m x 1.52m) suitable for bikes/coats etc.

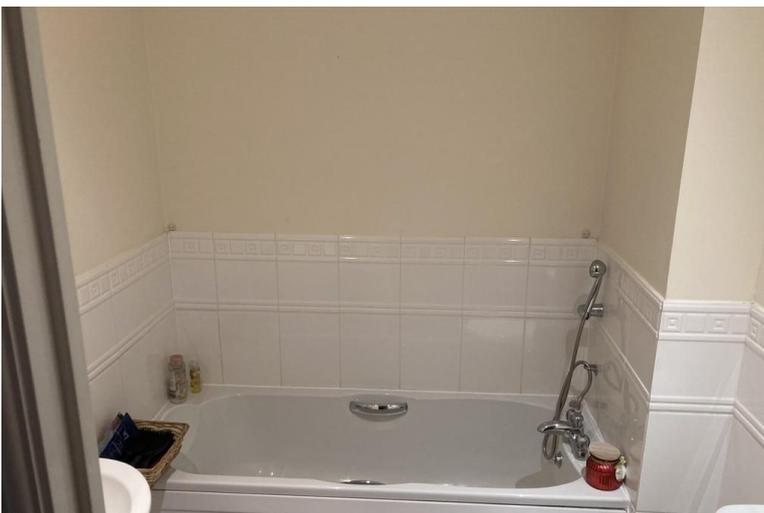
SERVICES

Mains electricity, water and drainage are connected to the property. Central heating is provided by electric heaters . 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 an annual service charge of £1093.72 and ground rent of £300pa both charged bi-annually. The lease has 109 years left (125 years from 2006) Vacant possession will be given upon completion.

COUNCIL TAX BAND B





VIEWINGS

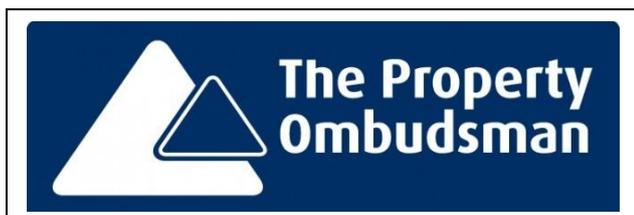
Strictly by prior appointment through the Agents office on 01522 525255

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.



Total area: approx. 56.1 sq. metres (603.6 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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	