

23 Fulmen Close

Lincoln, LN1 1AW

Book a Viewing!

£120,000

Two Bedroom Top Floor Apartment offered for sale with No Onward Chain.

Whilst requiring a programme of modernisation and cosmetic improvement, the property presents an excellent opportunity for first time buyers, investors or downsizers looking to create a home to their own tastes. Offering spacious accommodation throughout, together with a balcony and two allocated parking spaces, the property provides a superb blank canvas with plenty of potential.

The accommodation comprises of an Entrance Hall, Open Plan Living/Kitchen space, Two Double Bedrooms, Bathroom and two allocated parking spaces.





23 Fulmen Close, Lincoln, LN1 1AW

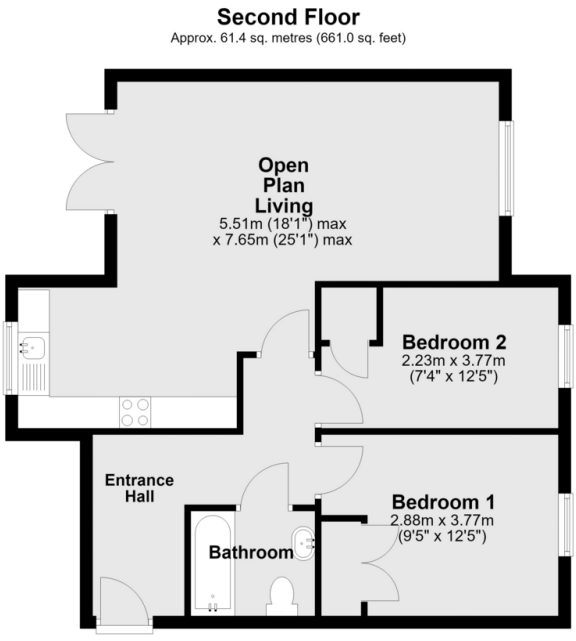
LOCATION
Fulmen Close is situated just off Long Leys Road, occupying a pleasant residential position on the western side of Lincoln. The location offers an excellent balance between convenient access to the city whilst enjoying a quieter setting away from the busier urban areas.
The property is within easy reach of West Common, providing extensive open green space ideal for walking, recreation and outdoor leisure. Lincoln city centre, the University of Lincoln, railway station and a wide range of shopping, dining and leisure facilities are all readily accessible.
Combining a convenient location with excellent outdoor space nearby, Fulmen Close remains a popular choice for first-time buyers, professionals and investors alike.

ENTRANCE HALL
With laminate flooring, electric radiator and intercom entry system providing access to the apartment.

OPEN PLAN LIVING
25' 1 max" x 18' 1 max" (7.65m x 5.51m) A spacious and sociable living area incorporating lounge, dining and kitchen spaces.

KITCHEN AREA
Fitted with a range of wall and base units, worktop space, tiled splashbacks, a stainless-steel sink with mixer tap, integrated appliances include a fridge/freezer, dishwasher and washing machine, an electric oven, electric hob and extractor hood, lino flooring and a UPVC window to the front aspect.

LOUNGE/DINING AREA
With laminate flooring, two UPVC windows to the rear aspect, electric radiators and UPVC French doors open directly onto a balcony.



Total area: approx. 61.4 sq. metres (661.0 sq. feet)

BEDROOM 1
12' 5" x 9' 5" (3.78m x 2.87m) With UPVC window to the rear aspect, electric radiator and built-in wardrobe storage.

BEDROOM 2
12' 5" x 7' 4" (3.78m x 2.24m) With UPVC window to the rear aspect, electric radiator and built-in airing cupboard housing the hot water cylinder.

BATHROOM
Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, tiled splashbacks, vinyl flooring, heated towel radiator and extractor fan.

OUTSIDE
The property benefits from a balcony accessed directly from the living space together with two allocated parking spaces, a valuable feature for an apartment of this type.

KEY FACTS FOR BUYERS

SERVICES
Mains Electricity, water and drainage services available. Electric central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask fc Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman