BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

Ravendale Drive, Lincoln, LN2 2BU



Asking Price £90,000 Leasehold







NO CHAIN Belvoir are pleased to offer for sale this two storey Maisonette with Balcony, located in the desirable uphill Lincoln area just off Lonsdale Road being close to Bishop Grosseteste College and the Cathedral Quarter.
The Flat offers Ground Floor communal entrance via door entry system with its own ground floor lockable brick store room. The apartment is accessed on the 1st floor with its own entrance door located on the rear walkway which overlooks the communal gardens.
Once in the maisonette, the layout offers: an entrance hallway, modern kitchen, generous sized lounge diner with UPVC glazed door onto the balcony looking onto Ravendale Drive, the top floor offers two double bedrooms, family bathroom with shower over bath and an additional WC providing extra flexibility for a growing family.
There is gas central heating with radiators to all rooms and UPVC double glazing providing an EPC Rating of: C Council Tax Band A.
Outside offers a communal garden for all residents to use which are fully maintained by Lincoln City Council under the service charges.
The Apartment is leasehold with 90 years left on the lease making this very mortgageable and ideal for 1st time buyers looking to establish roots at the top end of Lincoln City.

Ground Floor Main Entrance

The property is entered through a communal door having a door entry system where also on the ground floor is an allocated brick store room which is locakable making this ideal for ground storage for belongings or a bicycle.

Hall
6'0" x 13'0"



The property is entered through a UPVC door into the hallway, which has an intercom telephone on the wall, smoke alarm, pendant lighting, radiator, thermostat for the central heating and a low-level storage cupboard housing the electric meter and consumer unit.

Kitchen
7'10" x 9'8"



Window to the rear elevation, vinyl flooring and a four spotlight unit on the ceiling, freestanding gas cooker with stainless extractor hood, laminate worktops with a range of wall and base units, tall cupboard housing of a combi boiler, stainless steel sink with mixer tap and space and plumbing for washing machine and single radiator.

Lounge/Dining Room
8'9" x 23'0"





Two windows to the front elevation with a larger window of the two having a UPVC fully glazed door opening onto the balcony, two pendant lights, a large double radiator, fireplace surround with base and a useful hatch way to the kitchen.

Balcony
4'11" x 9'7"

accessed from the lounge overlooking the front road having astro turf flooring.

Landing
6'0" x 16'7"



Landing with Carpeted flooring, pendant lighting, loft access, smoke alarm, a large cupboard with shelving and an additional smaller cupboard also with shelving.

Bedroom 1
10'11" x 12'6"



Window to the front elevation with radiator underneath, carpeted flooring, pendant lighting.

Bedroom 2
11'3" x 6'7"



Window to front elevation with radiator underneath, carpeted, flooring, pendant lighting, and a built-in single wardrobe.

Bathroom
6'0" x 6'1"



Window to front elevation, paneled bath, with tiled enclosure with electric shower over, chrome heated towel rail, vinyl flooring, close-coupled toilet and pedestal sink.

WC
2'5" x 5'8"



An additional WC on the landing with vinyl flooring, frosted window to front elevation, single radiator, pedestal sink and close couple toilet.

Service Charges and Ground Rent
The service charges are payable to Lincoln City Council and are £114.73 per quarter with an annual ground rent of £10 per year.

Financial Services
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on

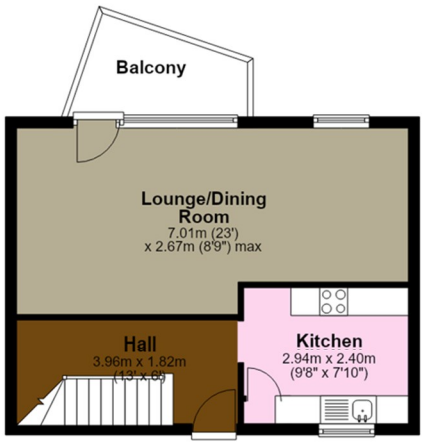
their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

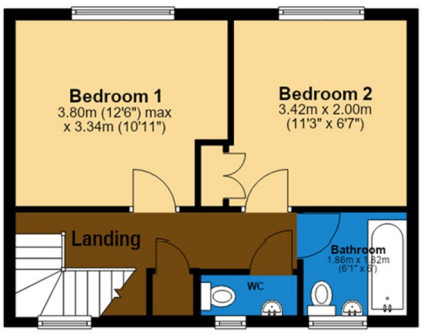
Ground Floor

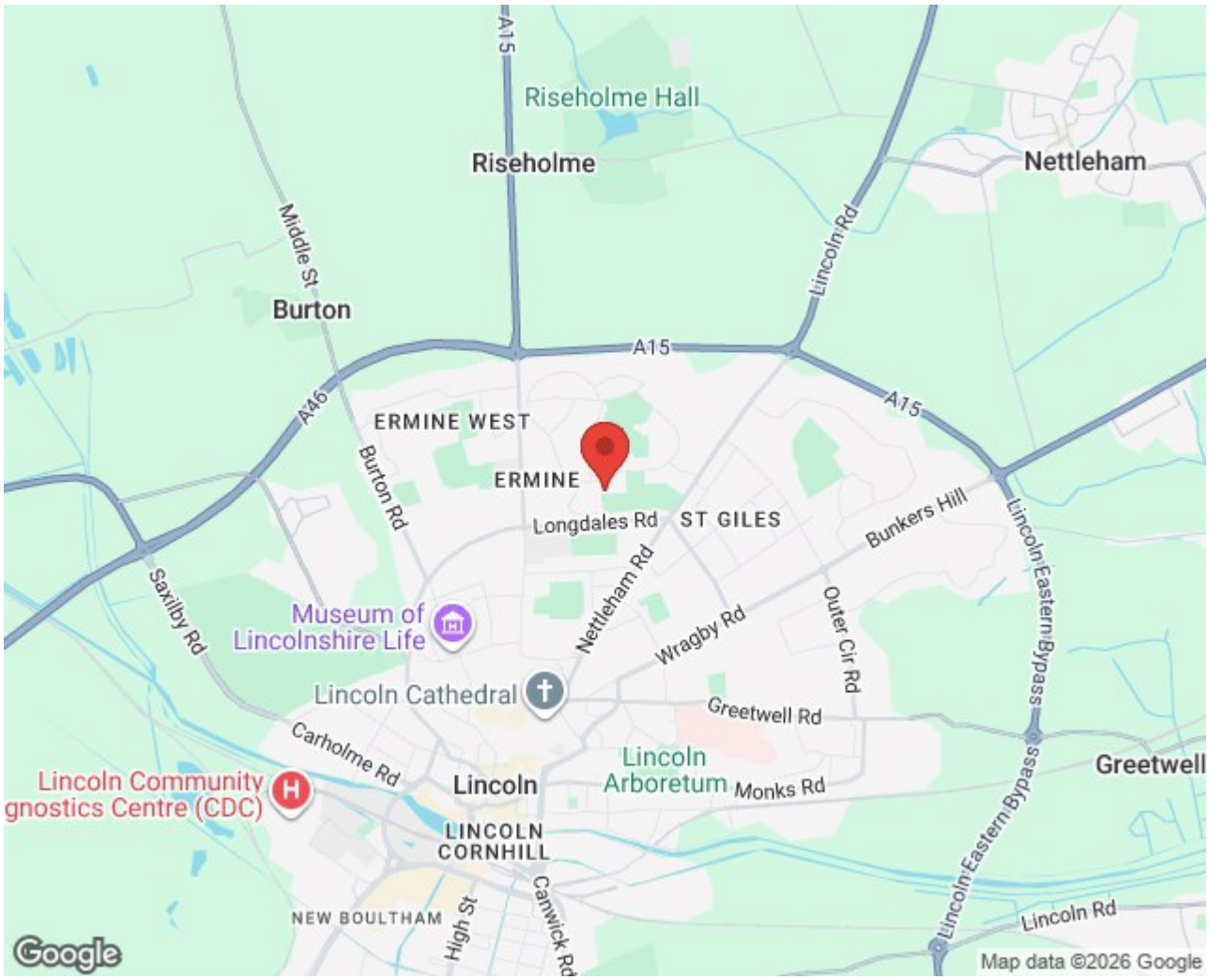
Approx. 36.8 sq. metres (396.4 sq. feet)
(excluding Balcony)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	