



11 Dorron Court
Stonefield Avenue, Lincoln

BROWN & CO JHWalter



11 Dorr0n Court, Stonefield Avenue, Lincoln, LN2 1QL

two-bedroom ground floor apartment with a garage situated in a Prime Uphill location within easy reach of the Bailgate



ACCOMMODATION

Entrance Porch
Front entrance door.

Living Room
Double glazed window to front, electric radiator, large cupboard.

Inner Hallway
Electric radiator.

Kitchen
Stainless steel drainer sink, worktops, storage cupboards, spaces for fridge, washing machine and cooker.

Bedroom One
Double glazed window to rear, built in cupboards, electric radiator.

Bedroom Two
Double glazed window to rear, built in cupboards, electric radiator.

Bathroom

Three piece suite comprising low flush WC, pedestal wash basin and panelled bath with wall mounted shower unit over, shower rail and curtain, tiled walls.

OUTSIDE

The property has a garage in a block to the rear. (No 6, third in from right)

Services

We understand the property offer mains electric, water and mains sewer connection.

Tenure & Possession

The property is subject to a 99 year lease commencing on the 18th June 1975.

COUNCIL TAX BAND

Band B

BUYER IDENTITY CHECK

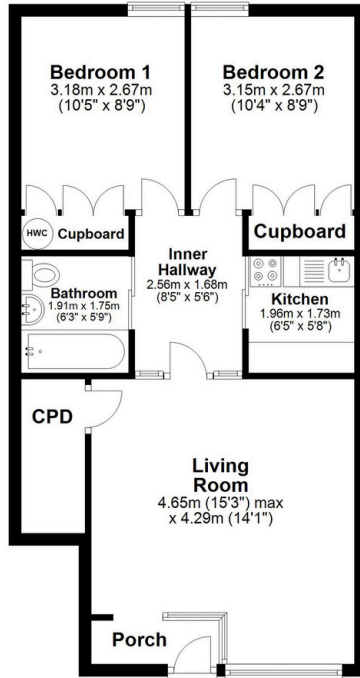
Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this

AGENT

James Drabble or James Mulhall
Tel: 01522 504360

Ground Floor

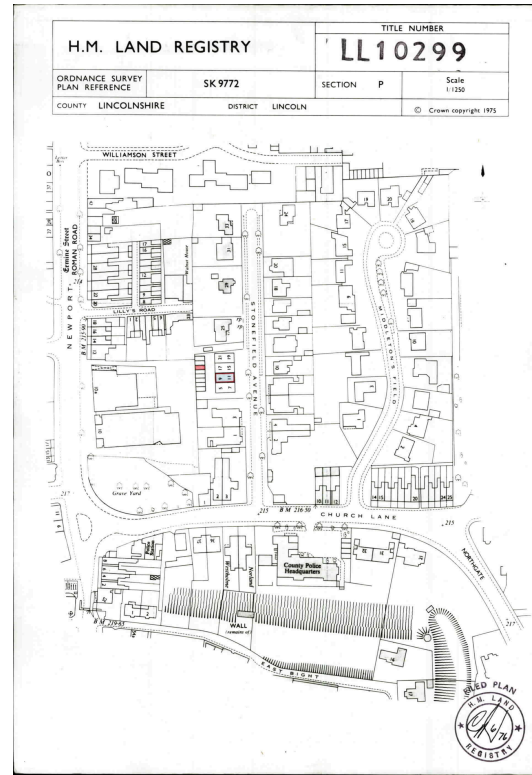
Approx. 55.1 sq. metres (592.7 sq. feet)



Total area: approx. 55.1 sq. metres (592.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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11 Doran Court, Lincoln



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14/09/2023, 08:31

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

11 Doran Court Stonfield Avenue LINCOLN LN2 1QL	Energy rating D	Valid until: 23 May 2032 Certificate number: 2632-6625-5100-0384-6226
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Property type: Ground-floor flat

Total floor area: 54 square metres

Rules on letting this property

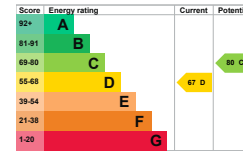
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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