



19 Ockbrook Court
Lincoln

BROWN & CO JH Walter



19 Ockbrook Court, Williamson Street, Lincoln, LN1 3EP

A second floor apartment with spectacular views of Lincoln Cathedral situated on a quiet street within the highly sought after area of Uphill Lincoln.

The property which benefits from a secure telephone entry system has excellently presented accommodation comprising of an entrance hall, living/dining room, kitchen, shower room and double bedroom.

Outside the property has a garage in a nearby block and the use of a beautiful communal garden.



ACCOMMODATION

Entrance Hall

Front entrance door, storage cupboard, telephone entry system.

Lounge Diner

Double glazed window with view of Lincoln Cathedral.

Kitchen

Double glazed window with view of Lincoln Cathedral, drainer sink, worktops, base and eye level storage units, integrated oven, hob and extractor hood, integrated fridge/freezer, space for washing machine, storage cupboard.

Bedroom

Double glazed window, electric radiator, storage cupboard.

Shower Room

Corner shower cubicle, WC and wash basin vanity unit, heated towel rail, tiled flooring and walls.

Outside

The property benefits from the use of a beautiful communal garden with seating areas. It also has a garage which is located in a nearby block and the use of a laundry room.

Council Tax

Band A

Tenure

Leasehold with a 999 year lease which commenced 30/04/1999
Maintenance Fee - £800 per annum.

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.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

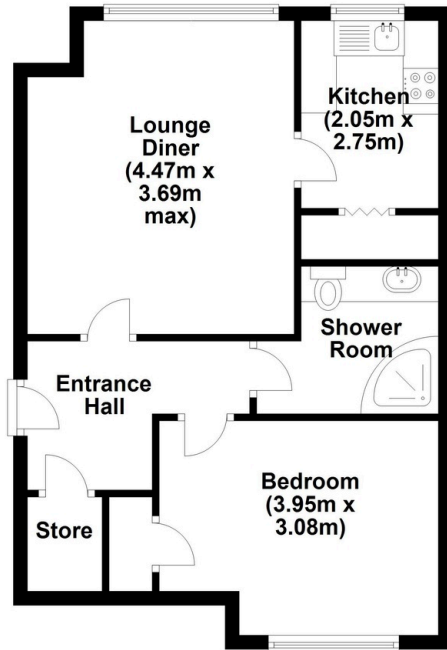
James Drabble

01522 504304

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Top Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 48.4 sq. metres (520.9 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 performance certificate (EPC)

19 Oakbrook Court Walserton Street LINCOLN LN1 3EP	Energy rating D	Valid until: 22 January 2034 Certificate number: 0400-6170-0122-0321-3943
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Property type	Top-floor flat
Total floor area	48 square metres

Rules on letting this property

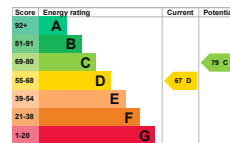
Properties can be let if they have an energy rating from A to E.

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 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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Property and Business Consultants