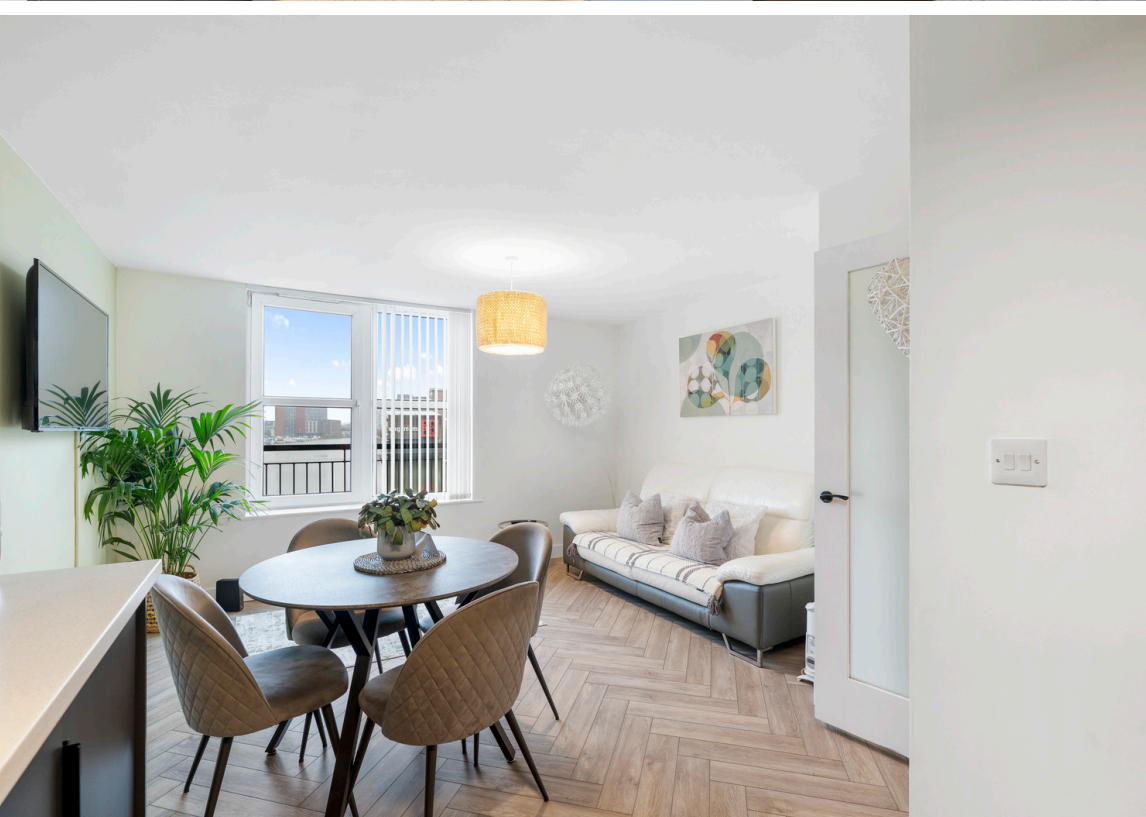




8 Grantavon House  
Lincoln

**BROWN & CO** JH Walter



## 8 Grantavon House, Lincoln, LN5 7WA

A fully refurbished two bedroom apartment in a prime City centre location with stunning views across the Brayford Pool.

The property which has been run as a very successful Airbnb comprises of an entrance hall, open-plan living kitchen, two bedrooms and a shower room and is sold with no onward chain.



### ACCOMMODATION

#### Entrance Hall

Front entrance door, airing cupboard.

#### Open Plan Living Kitchen

Double glazed windows to front with views of the Brayford Pool, recently fitted kitchen comprising stainless steel sink, worktop, storage units, tiled splash backs, integrated oven and hob with extractor over, fridge freezer, dishwasher and washing machine, radiator.

#### Bedroom One

Double glazed window to side with views of Lincoln Castle.

#### Bedroom Two

Double glazed window to side, radiator.

#### Shower Room

Shower cubicle, WC, vanity wash basin, heated towel rail.

#### Outside

The property has the option of a car parking space for £68 per month.

Service Charge & Ground Rent -  
£210 per calendar month.

#### Tenure & Possession

Leasehold with 974 years left on the lease.

#### COUNCIL TAX

Band B

#### MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

#### BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

### 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

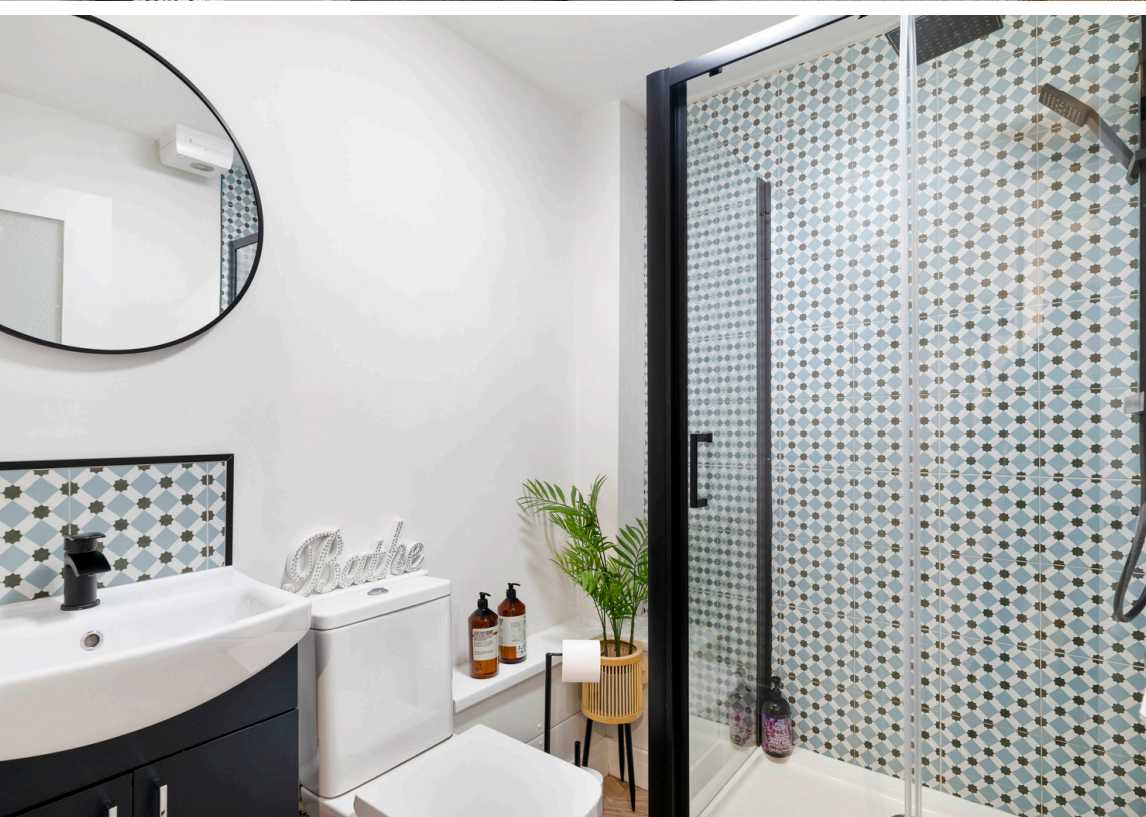
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

### AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com





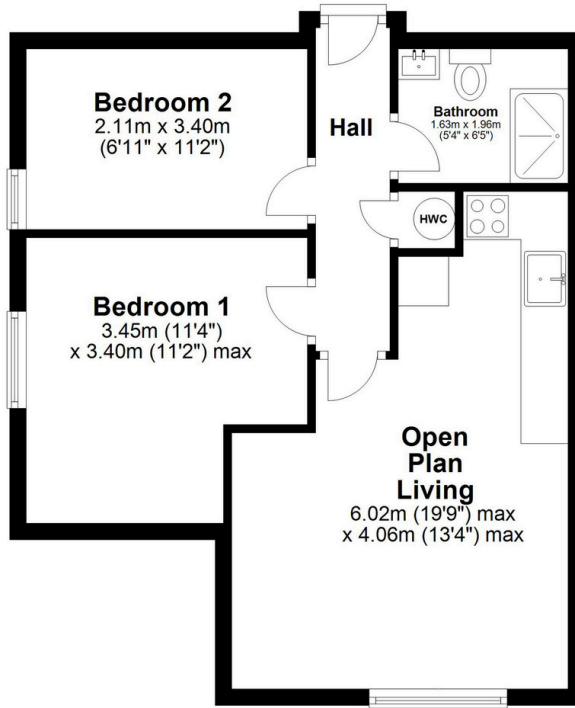
ODEON

wagamama

ODEON  
PRACTICAL JOBBEY

COSTA

**Ground Floor**  
Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 45.3 sq. metres (488.0 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.  
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

**8 Grantavon House, Lincoln**

**Energy performance certificate (EPC)**

8 Grantavon House Brayford Wharf East LINCOLN LN5 7WA	Energy rating	Valid until: 15 March 2032
	<b>D</b>	Certificate number: 0340-2906-1170-2592-7421

Property type	Mid-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.

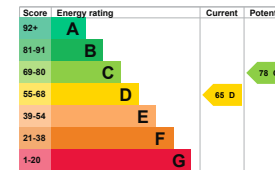
[See how to improve this property's energy efficiency.](#)

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**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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**BROWN & CO JHWalter**  
Property and Business Consultants