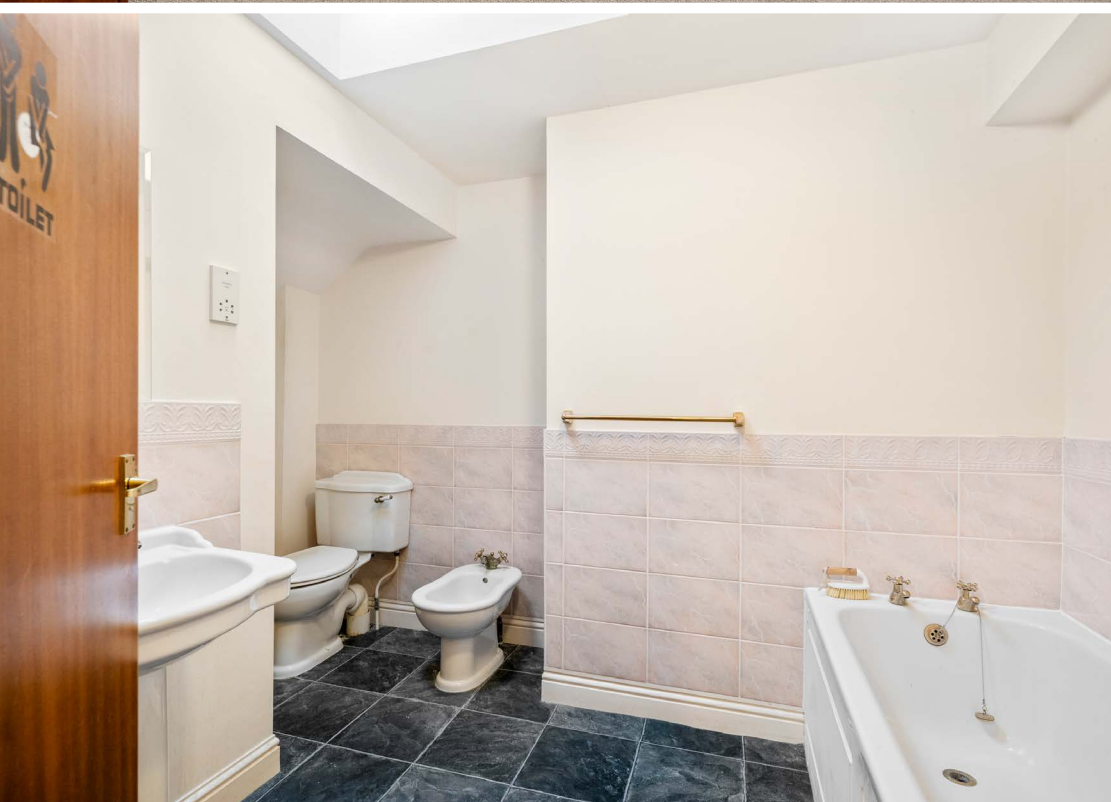




27 Langworthgate  
Lincoln

**BROWN & CO** JH Walter





## 27 Langworthgate, Lincoln

A two bedroom maisonette apartment set in the very heart of the desirable Cathedral Quarter with off street parking and its own garage. The property has been used as a buy to let investment for 15 years and is now ready for some upgrading after the long term tenant has just moved out.

The property is situated next to Eastgate tennis club which also offers a coffee shop. The popular Bailgate is a couple of minutes walk and boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) can be found within walking distance, along with Bishop Grosseteste University. The City Centre is also a few minutes' walk down the hill and is developing more each year with a great blend of local and national retailers.



### ACCOMMODATION

#### Entrance Hall

With stairs to first floor, single radiator, burglar alarm, doors to WC kitchen and lounge.

#### WC

Two piece suite comprising mid flush WC, wash basin, single radiator, part tiled walls, extractor

#### Kitchen

Double glazed sash windows to rear elevation, fitted wall and base units with one and a half bowl drainer sink, space and plumbing for washing machine, four ring gas hob with extractor over, built-in oven, part tiled walls, double radiator, door to;

#### Lounge/Diner

Double glazed French doors to balcony and further double glazed sash windows to front elevation, gas fireplace, double radiator, under stairs storage cupboard.

#### First floor

#### Bedroom One

Double glazed Velux windows to side elevation and further single glazed feature window to front elevation, built-in wardrobe, double radiator.

#### Bedroom Two

Double glazed Velux windows to side elevation and single glazed feature window to rear elevation, eaves storage cupboard, door to;

#### En-Suite Shower Room

Two piece suite comprising shower cubicle, pedestal wash basin, single radiator, extractor.

#### Bathroom

Double glazed Velux window to side elevation, four piece suite comprising panelled bath, mid flush WC, bidet, pedestal wash basin, part tiled walls, double radiator, extractor.

#### Landing

Double glazed Velux window to rear elevation, loft access, single radiator and built-in airing cupboard with shelving and Worcester boiler.

#### Outside

The front elevation offers a small balcony and the rear elevation offers a designated parking space under the arch as well as a single garage with electric up & over door.

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Council Tax

Band D

#### Broadband & Mobile

We understand from the Ofcom website that standard, superfast and Ultrafast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 1000 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquiries via their providers website.

#### Services

We understand the property offers mains water, electric, gas fired central heating and mains sewer connections.

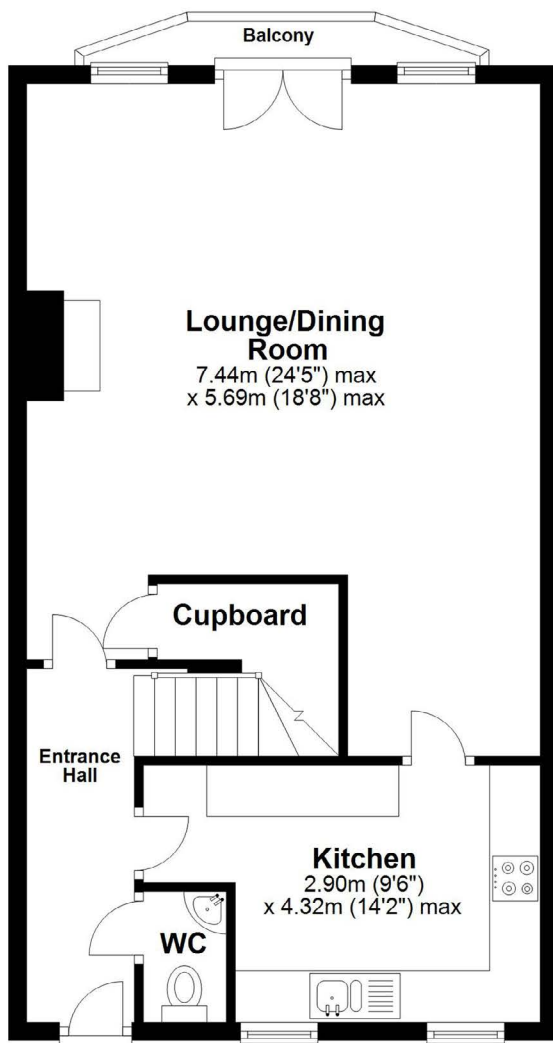






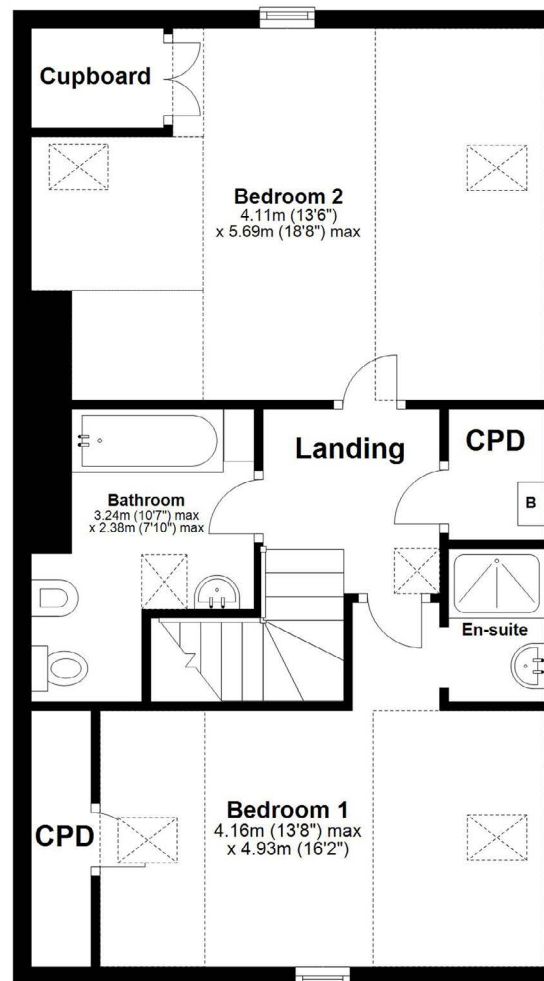
## Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



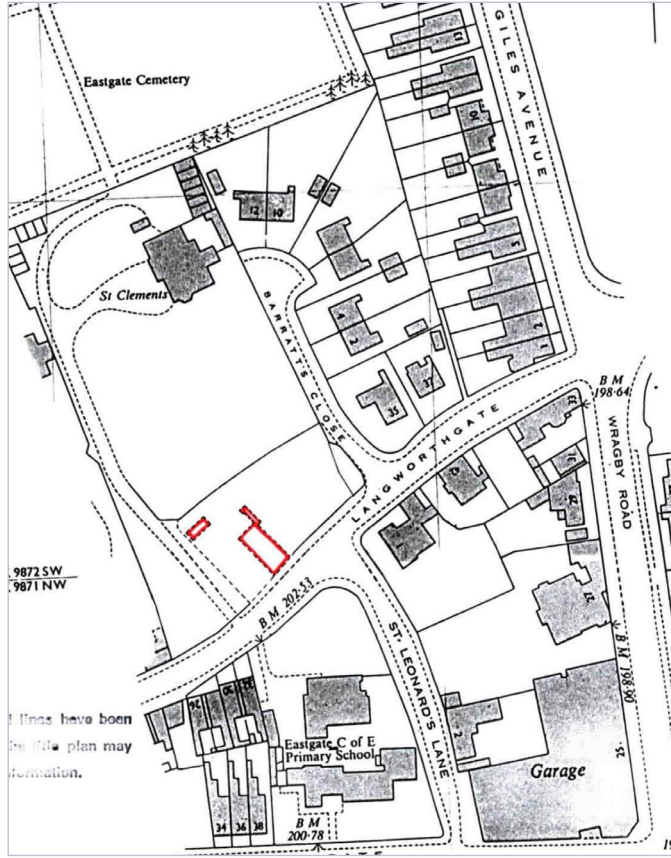
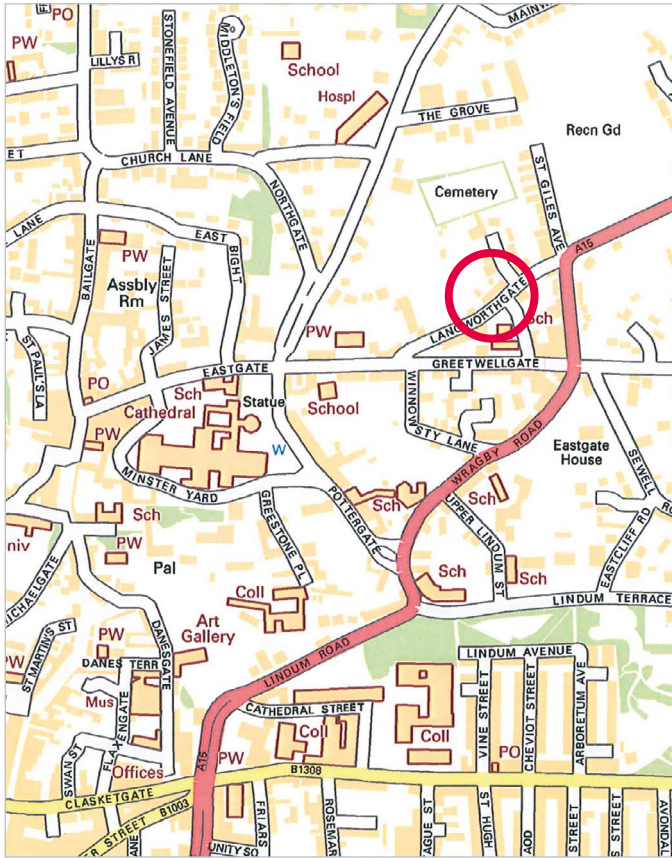
Total area: approx. 117.3 sq. metres (1262.7 sq. feet)

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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Plan produced using PlanUp.

**27 Langworthgate, Lincoln**



**Directions**  
 Entering Lincoln on the B1182 Nettleham Road proceed towards the Cathedral and then turn left onto Greetwellgate. Finally bear left onto Langworthgate and the property can be found on your left.

<https://what3words.com/tennis.slices.apple>

**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.

## Energy performance certificate (EPC)

27 Langworthgate LINCOLN LN2 4AD	Energy rating <b>C</b>	Valid until: 7 November 2031
		Certificate number: 0880-3911-9209-4809-1204

Property type	Mid-floor maisonette
Total floor area	116 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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 Mulhall 01522 504304  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

### 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.

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