



11 The Pavillion  
Lincoln

**BROWN & CO** JH Walter







# 11 The Pavilion, Lincoln, Lincolnshire, LN1 3AH

A spacious ground floor apartment situated in the sought after Uphill area of Lincoln and sold with no onward chain.

The property comprises of an entrance hall, open-plan living / kitchen, two double bedrooms and a bathroom, outside there is the use of a communal garden and an allocated parking space.



## ACCOMMODATION

Entrance Hall  
Entrance door, radiator.

Open Plan Kitchen / Living Room  
Double glazed French doors to both front and rear aspects, stainless steel drainer sink, worktops, base and eye level storage units, integrated gas hob with oven below and extractor over, spaces for fridge, freezer, dishwasher and washing machine, storage cupboard, two radiators.

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

Bedroom Two  
Double glazed window to front, radiator.

Bathroom  
Double glazed window to rear, bath, vanity wash basin and WC unit, shower cubicle, heated towel rail, extractor.

## Outside

The property benefits from an allocated parking space and use of communal gardens.

## TENURE

Leasehold with a 250 year lease which commenced on 1st June 2007.

## SERVICE CHARGE

The service charge for 2025 is £1,000

## COUNCIL TAX

Band A

## MOBILE

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

## BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max

download speed of 80 Mbps and an upload speed of 20 Mbps.

## BUYER IDENTITY CHECK

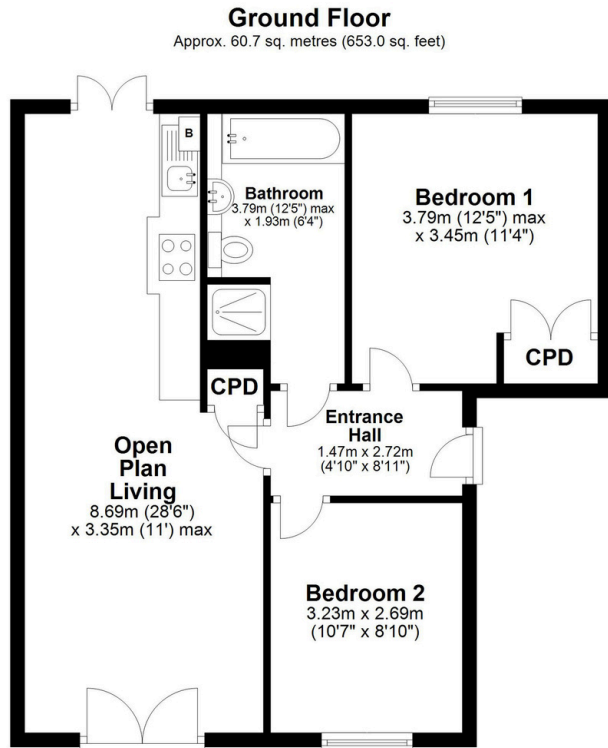
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by 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



Total area: approx. 60.7 sq. metres (653.0 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.

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Plan produced using PlanUp.

### Flat 11 The Pavillion

11/18/24, 1:24 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
11, The Pavillion ENGL034 LN1 3AH	Energy rating <b>C</b>	Valid until: 9 January 2030
Certificate number: 9206-2032-6299-4460-7270		
Property type	Ground-floor flat	
Total floor area	61 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-residence) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-residence>).

**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.](#)

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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	79 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0208-2032-6299-4460-7270/print-out>



### 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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