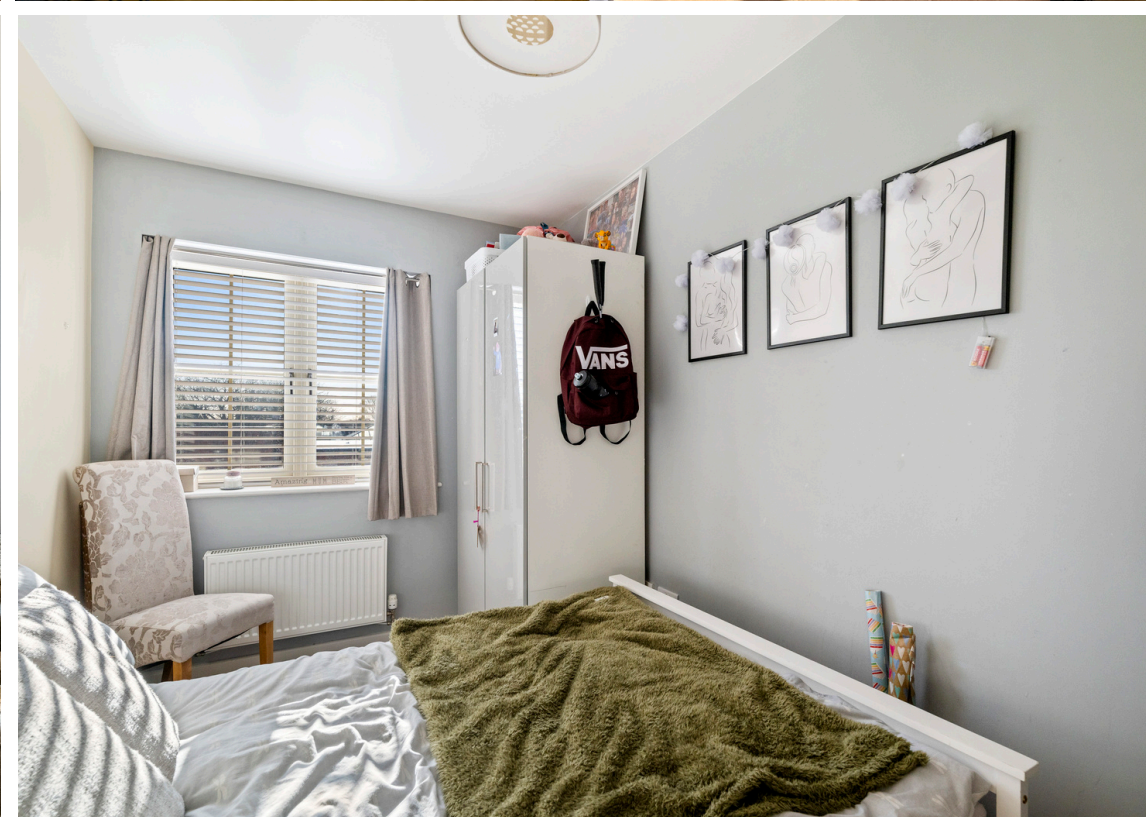




20 The Pavillion
Lincoln

BROWN & CO JHWalter



20 The Pavilion, Lincoln, Lincolnshire, LN1 3AH

A spacious second 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 rear with Juliet balcony, double glazed window to front, 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 likely 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

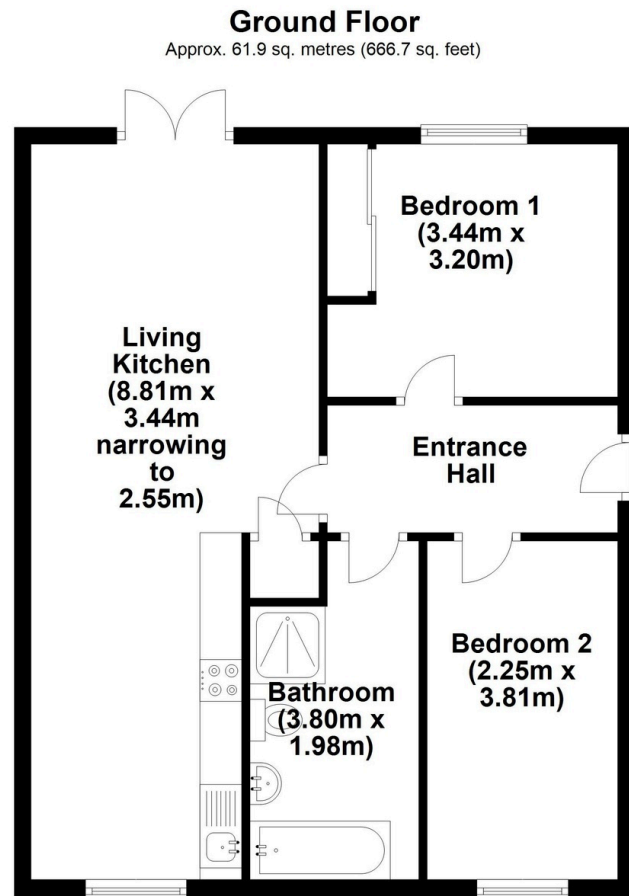
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by 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. 61.9 sq. metres (666.7 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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

Brown&CoJHWalter
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants