



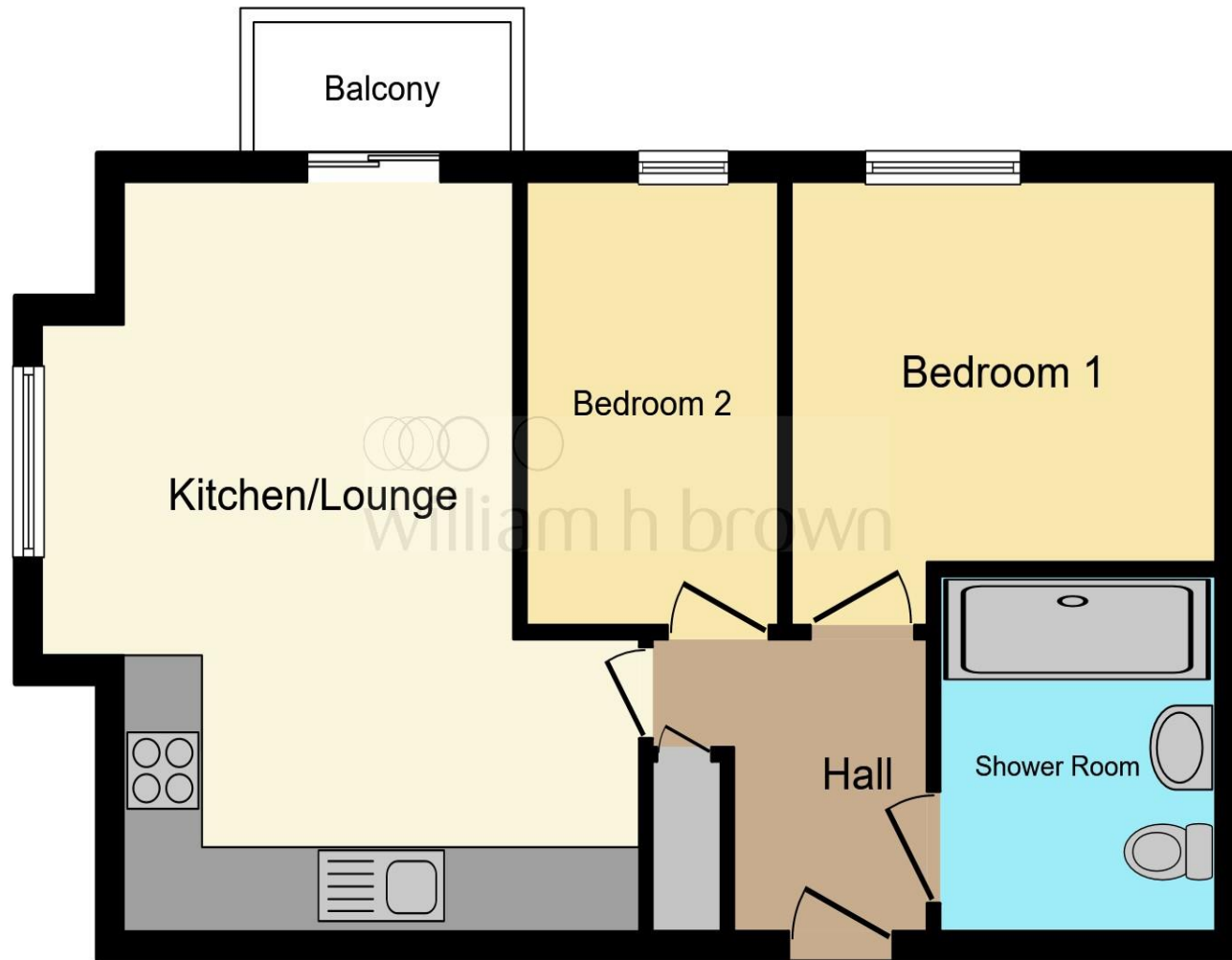
Angelica Road, Lincoln LN1 1BE

welcome to

Angelica Road, Lincoln

Situated within close proximity of Lincoln City Centre and being sold with no onward chain is this well presented, modern two bedroom ground floor flat with local access to many amenities and fantastic river views! Boasting allocated parking and a balcony overlooking the river, this is a must view!





Open Plan Lounge / Kitchen

13' 4" x 22' (4.06m x 6.71m)

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom Two

6' 3" x 12' 8" (1.91m x 3.86m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Angelica Road, Lincoln

- NO ONWARD CHAIN
- ATTENTION INVESTORS - CURRENTLY LET AT £1000PCM
- WELL PRESENTED & MODERN GROUND FLOOR FLAT
- TWO BEDROOMS
- OPEN PLAN KITCHEN / LIVING AREA

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR119969](https://www.williamhbrown.co.uk/Property/LCR119969)



Property Ref:
LCR119969 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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