



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)

Double glazed windows to the front and side and double glazed sliding door leading to a balcony with river views, one and a half bowl sink and drainer, spotlights, electric oven, integral dishwasher and TV point

Bedroom One

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

With double glazed window to the front, carpet flooring, radiator and TV point

Bedroom Two

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

Double glazed window to the front, carpet flooring, TV point and radiator

Bathroom

Having a walk in shower, low level wc, wash hand basin with vanity drawer unit, tiling to the walls and heated towel rail



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Angelica Road, Lincoln

- NO ONWARD CHAIN
- CURRENTLY LET AT £1000PCM - CAN BE SOLD WITH VACANT POSSESSION
- WELL PRESENTED & MODERN GROUND FLOOR FLAT
- TWO BEDROOMS
- OPEN PLAN KITCHEN / LIVING AREA

Tenure: Leasehold EPC Rating: C

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.

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR119969 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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