



Carlton Boulevard, Lincoln LN2 4AG

welcome to

Carlton Boulevard, Lincoln

Situated within the highly sought after Carlton Centre area is this ideal investment opportunity or first time buy, being presented to the market with no onward chain.

Kitchen / Diner / Living Space

11' 7" x 14' 2" (3.53m x 4.32m)

With double glazed door to the front, double glazed window to the front, a fitted kitchen in a range of wood finish wall and base units with work surfaces, Zanussi oven, space for fridge freezer, hob, tiled splashback, spotlights, extractor fan, radiator, carpet and tiled flooring.

Bedroom One

10' 1" x 8' (3.07m x 2.44m)

With double glazed window to the side, carpet flooring and fitted wardrobe area.

Shower Room

5' 11" x 7' 3" (1.80m x 2.21m)

With shower, wash hand basin, wc, space for washing machine, counter top, dishwasher, radiator, tiled flooring and extractor fan.



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- NO ONWARD CHAIN
- GROUND FLOOR STUDIO FLAT
- IDEAL INVESTMENT OR FIRST TIME BUY
- POPULAR LOCATION NEAR TO LINCOLN CITY CENTRE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



view this property online williamhbrown.co.uk/Property/LCR120746



Property Ref:
LCR120746 - 0004

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.

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.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk