



**Beech Court Beech Street, Lincoln LN5 8QR**



**welcome to**

**Beech Court Beech Street, Lincoln**

Situated to the South of the City of Lincoln in a popular residential area is this well appointed two bedroom first floor flat benefiting from allocated parking, spacious living accommodation and a wide range of local amenities and excellent transport links.



### **Entrance Hall**

with carpet, spotlights, electric radiator and built in storage.

### **Kitchen / Living Room**

Irregular Shaped Room 21' 9 x 12' 6 ( 6.40m 9 x 3.66m)  
with two double glazed windows to the front, tiled floor and carpet, gas hob with hood and stainless steel sink and part tiled.

### **Bedroom 1**

Irregular Shaped Room 10' 1 x 8' 1" ( 3.05m 1 x 2.46m)  
with double glazed window to the rear, built in storage, electric radiator and carpet.

### **Bedroom 2**

Irregular Shaped Room 10' 2 x 10' 1 ( 3.05m 2 x 3.05m)  
with double glazed window to the rear, electric radiator, built in storage and carpet.

### **Bathroom**

with obscure double glazed window to the size, tiled floor, shower over bath, spotlights, toilet, hand basin, extractor and part tiled.



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welcome to

## Beech Court Beech Street, Lincoln

- GROUND FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED PARKING
- CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£105,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121120 - 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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