

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' $9 \times 12'$ 6 ($6.40 \text{m} \ 9 \times 3.66 \text{m}$) 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' $2 \times 10'$ 1 ($3.05 \text{m} \ 2 \times 3.05 \text{m}$) 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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- 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







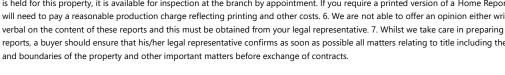
Elder St Poplar St Laure/ C/ Holly St Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121120



Property Ref: LCR121120 - 0007 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







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