

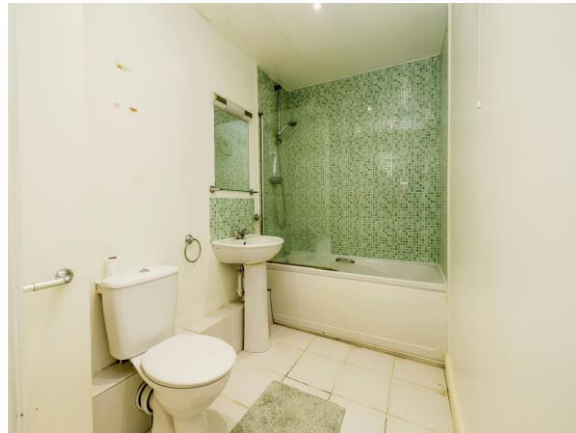


**Tanners Court, Lincoln LN5 7AG**

**welcome to**

**Tanners Court, Lincoln**

Early viewing is essential for this ground floor apartment situated within striking distance of Lincoln City Centre. Boasting no onward chain, open plan living, a generous double bedroom and local access to a wealth of amenities, transport links and schooling.



**Entrance Hall**

With laminate flooring, built in storage, airing cupboard and inset ceiling lights.

**Kitchen / Living Space**

11' 7" x 18' 11" ( 3.53m x 5.77m )

With double glazed sliding door to the front, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob with cooker hood fitted above, washing machine, space for fridge freezer, stainless steel sink, laminate flooring, electric radiator and inset ceiling lights.

**Bedroom One**

10' 6" max x 17' 4" max ( 3.20m max x 5.28m max )

With double glazed window to the side, electric heater and laminate flooring.

**Bathroom**

With bath and shower fitted over, wc, wash hand basin, tiling to the floor, part tiling to the walls and extractor fan.



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welcome to

## Tanners Court, Lincoln

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- ONE GENEROUS DOUBLE BEDROOM
- FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME BUY
- HIGHLY SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121445 - 0003

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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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