



Avalon Court Newport, Lincoln LN1 3ES

welcome to

Avalon Court Newport, Lincoln

Situated near to the historic Lincoln City Centre is this well presented one bedroom apartment located on the first floor of Avalon Court, a development tailored for retirement living. With various facilities available including 24hr emergency call system, communal spaces and gardens.



Entrance Hall

With door to the front, built in airing cupboard housing hot water cylinder and doors opening to built in cupboard and lounge.

Lounge / Diner

17' 3" x 12' 2" (5.26m x 3.71m)

With double glazed window to the side and double glazed double doors opening to Juliet balcony, a feature fireplace with electric fire, marble hearth and surround with mantle, two electric storage heaters and door to:-

Kitchen

6' 11" x 7' 4" (2.11m x 2.24m)

With double glazed window to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, electric hob with stainless steel extractor fan over, stainless steel integral oven, extractor fan and tiling to the walls and floor.

Bedroom One

13' 3" x 8' 10" (4.04m x 2.69m)

Bathroom

Bath with wall mounted over bath shower and fitted screen, wc, wash hand basin with vanity unit under, extractor fan, tiling to the walls and floor, electric chrome heated towel rail and electric wall mounted heater.



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welcome to

Avalon Court Newport, Lincoln

- ONE BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- 17FT LOUNGE
- OVER 55s RETIREMENT LIVING
- FANTASTIC UPHILL LOCATION NEAR TO LINCOLN CITY CENTRE

Tenure: Leasehold EPC Rating: B

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 over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121932 - 0003

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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