



Gage Court, Lincoln LN2 4BG



welcome to

Gage Court, Lincoln

Early viewing is essential for this one bedroom apartment situated within the ever popular Carlton Centre area. Boasting no onward chain, open plan living, double master bedroom, allocated parking and local access to a wide range of amenities, transport links and schooling.



Kitchen / Diner / Living Space

11' 7" x 18' 3" (3.53m x 5.56m)

With two double glazed windows to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob, space for fridge freezer, laminate flooring, two radiators, stainless steel sink and drainer, part tiling to the walls and TV point.

Master Bedroom

9' 4" x 11' 6" (2.84m x 3.51m)

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

Shower Room

With shower, wc, wash hand basin, vinyl flooring, part tiling to the walls, radiator and built in storage with space for washing machine.



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welcome to

Gage Court, Lincoln

- NO ONWARD CHAIN
- ONE BEDROOM UPPER FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- HIGHLY SOUGHT AFTER UPHILL LOCATION
- AMENITIES, TRANSPORT LINKS & SCHOOLING NEARBY

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121211 - 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.

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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