



Warren Court, Lincoln



£130,000



## Key Features

- Modern 2 Storey Apartment
- Popular Location
- NO ONWARD CHAIN
- Open Plan Lounge/Kitchen Area
- Two Double Bedrooms
- Council Tax Band A
- EPC rating C
- Leasehold





Immaculately Presented and recently refurbished through out, Two Storey Apartment conveniently located to the North of Lincoln City Centre. Within walking distance of local shops, schools, hospital and other amenities.

Briefly comprising Entrance Hallway, Two Bedrooms, and Bathroom to the first floor. Open plan Living and Kitchen area with separate Dining Room/Study to the Second Floor. Service charge which covers water, electricity, and heating. EPC Rating C.

#### Entrance Hall

External door to side aspect and window to rear aspect, stairs to first floor and utility cupboard with space and plumbing for washing machine.

#### Bedroom One 3.05m x 3.36m (10'0" x 11'0")

Window to front aspect and radiator.

#### Bedroom Two 2.44m x 3.96m (8'0" x 13'0")

Window to rear aspect and radiator.

#### Shower Room 1.83m x 1.83m (6'0" x 6'0")

Window to front aspect and fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

#### Lounge 3.01m x 5.19m (9'11" x 17'0")

Juliet balcony and window to front aspect, stairs to ground floor.

#### Kitchen Area 2.48m x 2.75m (8'1" x 9'0")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob with extractor over, electric oven, space for fridge freezer, and large larder cupboard.

#### Dining Room 2.48m x 2.44m (8'1" x 8'0")

Window to rear aspect and radiator.



#### Outside

To the front of the property there is one allocated parking space.

#### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



WARREN COURT

TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

