# NEWTONFALLOWELL



Warren Court, Lincoln











# **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")

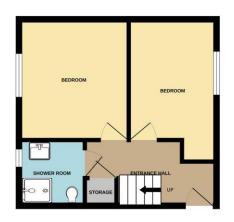
Window to rear aspect and radiator.

#### Outside

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

#### **Agent Note**

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#### WARREN COURT

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

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