



Brayford Wharf East, City
Centre, Lincoln



£82,500

- Fourth Floor Apartment
- Two Bedrooms
- Cathedral Views
- City Centre Location
- NO ONWARD CHAIN
- Resident Lift
- Leasehold
- EPC rating C



Newton Fallowell are pleased to offer this Fourth Floor, City Centre Apartment with views over the Brayford Pool and Lincoln Cathedral. The property benefits from double glazing, electric heating throughout and being sold with NO ONWARD CHAIN. The Accommodation comprises of Communal Hall with Lift and Stairs, Private Entrance Hall, Lounge, Kitchen, Two bedrooms and Shower Room. The property is within walking distance to local amenities, Lincoln High Street, Lincoln University and Lincoln College.

Entrance Hall

External door to communal hallway, storage cupboard and access to all rooms.

Lounge 3.92m x 3.92m (12'11" x 12'11")

Window to rear aspect and electric radiator.

Kitchen 2.79m x 2.12m (9'2" x 7'0")

Fitted with a range of wall and base units with worktops over, sink with drainer, electric single oven, four ring electric hob with extractor over, space and plumbing for both washing machine and fridge freezer.



Bedroom One 3.28m x 3.42m (10'10" x 11'2")

Windows to rear and side aspects and electric radiator.

Bedroom Two 2.79m x 2.36m (9'2" x 7'8")

Window to side aspect and electric radiator.

Bathroom 2.05m x 1.85m (6'8" x 6'1")

Fitted with panel bath with shower over, wash hand basin, low level WC, extractor and electric radiator.

Lease Details

Monthly service charge £220.54

Lease Remaining: 974 Years

Agent Note

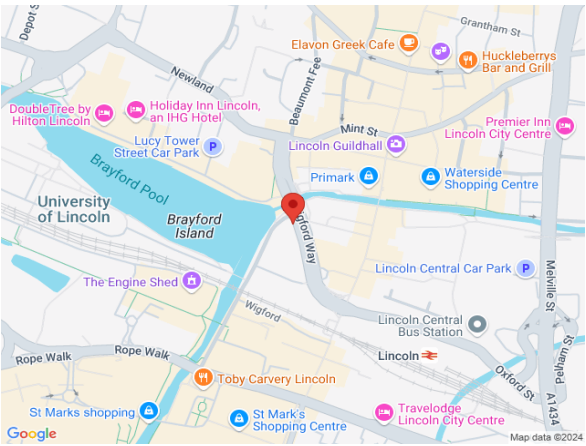
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GROUND FLOOR



GRANTAVON HOUSE, LINCOLN, LN5 7WA

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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		