



## Grantavon House, Lincoln



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**£120,000**

- Top Floor Apartment
- CATHEDRAL & BRAYFORD VIEW!
- Two Bedrooms
- Open Plan Kitchen Lounge Diner
- Resident Lift
- City Center Location
- Leasehold
- EPC rating C







Top Floor Apartment boasting impeccable Cathedral, City and Brayford views! Offering Two Bedrooms, open plan living and a City location, this apartment benefits from integrated Kitchen, a modern Bathroom and access to an abundance of amenities. There is a resident lift to allow for easy access to the property. Offered for sale with no onward chain.

Property comprises Entrance Hall, Open plan Lounge Diner Kitchen, Bathroom and Two Bedrooms.

#### Entrance Hall

With carpet flooring, storage and radiator.

#### Lounge Diner 13'6" x 13'0" (4.1m x 4m)

With window to rear aspect offering stunning, central views over the Brayford pool, carpet flooring and radiator.

#### Kitchen 8'8" x 6'9" (2.6m x 2.1m)

With vinyl flooring, base and eye level units including fan oven, ceramic hob, extractor, fridge and freezer.

#### Bedroom One 11'4" x 11'3" (3.5m x 3.4m)

With window to side aspect offering views over the city and cathedral, carpet flooring and radiator.

#### Bedroom Two 11'3" x 7'0" (3.4m x 2.1m)

With window to side aspect, carpet flooring and radiator.

#### Bathroom 7'0" x 5'5" (2.1m x 1.7m)

With vinyl flooring, mostly tiled walls, basin with storage, wc, fitted double shower and towel rail.

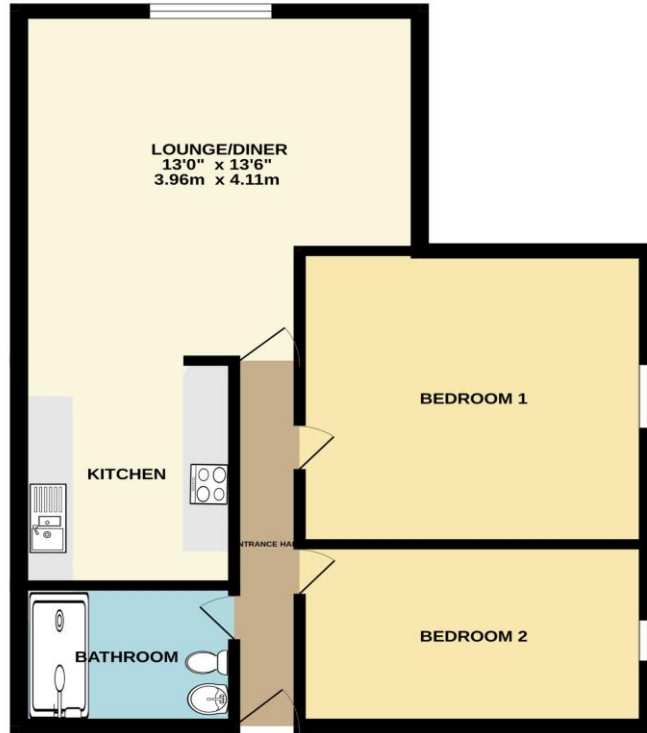
#### Agents Notes

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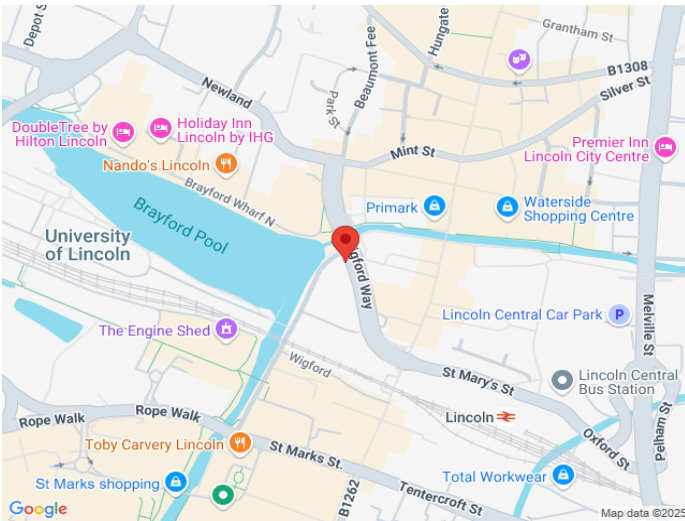




GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		