



**Fleming House, Victoria Street, Bracebridge, Lincoln, LN5 8QN**



**welcome to**

**Fleming House Victoria Street,Bracebridge Lincoln**

Situated to the South of the City of Lincoln in a popular residential area is this well appointed two bedroom first floor flat benefiting from resident parking, spacious living accommodation and a wide range of local amenities and excellent transport links.



### **Entrance Hall**

With carpet and radiator.

### **Lounge**

13' 4" x 9' 10" ( 4.06m x 3.00m )

With carpet, double glazed window to the rear and radiator.

### **Kitchen**

9' 8" x 9' 7" ( 2.95m x 2.92m )

A fitted kitchen in a range of wall and base units with work surfaces, part tiling, boiler, stainless steel sink with tap, free standing gas oven with hob, double glazed window to the rear, vinyl flooring, plumb and space for washing machine with radiator.

### **Bedroom One**

13' 5" x 10' ( 4.09m x 3.05m )

With double glazed window to the side, carpet and radiator.

### **Bathroom**

With shower over bath, wc, wash hand basin, vinyl flooring, part tiled obscure window to the front and radiator.



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welcome to

## Fleming House Victoria Street, Bracebridge Lincoln

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- GREAT FIRST TIME BUY OR INVESTMENT
- SOUGHT AFTER LOCATION
- TWO EXTERNAL STORAGE UNITS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 528.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR122212 - 0009

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