



Apartment 3, 24 Doddington Road,  
Lincoln

**BROWN & CO**



## Apartment 3, 24 Doddington Road, Lincoln

Situated in a popular residential area, this well presented first floor apartment offers light and spacious living accommodation comprising a covered rear entrance porch, hallway, kitchen, generous lounge/dining room, bathroom and two bedrooms. The property further benefits from an rear yard area, parking and garage.



### Accommodation

Access is via the rear door with a steps leading to a covered porch with door to;

### Hallway

With loft access, meter cupboard and door to;

### Bedroom One

Double glazed casement window to rear elevation, radiator,

### Bedroom Two

Double glazed casement window to side elevation, radiator.

### Kitchen

Double glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, built in oven, four ring electric hob with extractor over, part tiled walls, Ideal boiler.

### Bathroom

Double glazed casement window to rear elevation, three piece suite comprising low flush wc, wash basin in vanity unit, panelled bath with shower over, part tiled walls, heated towel rail, extractor.

### Lounge/Diner

Double glazed bay window to side elevation, radiator, electric fire.

### Outside

To the front elevation there is gravelled parking area for Apartments one and Two. The side and rear elevation is also laid to gravel with the majority to be sold with Apartment 3 as per the indicative plan on the back page. The garage will also be included in the apartment three boundary.

### Tenure & Possession

The property is currently let on an assured shorthold tenancy at £725 pcm excluding bills. A section 21 notice to vacate has been served by the landlord so vacant possession will be available in due course.

The property will have a new 125 year lease created with a ground rent of £10 per annum. The current service charges for 2026-27 are £395 per flat per annum including ground rent and are due on the 5th April.

In addition, a new management company will be established, with each flat owner holding a 33.3% share.

The seller will arrange for the company to be set up, including opening a bank account and putting in place appropriate buildings insurance, after which responsibility will pass to the leaseholders.

Insurance is charged in addition with the last bill at £791.44 per annum which will be split three ways.

### Services

We understand the property offers mains water, electric, gas central heating and main sewer connection.

### Council Tax

Band A

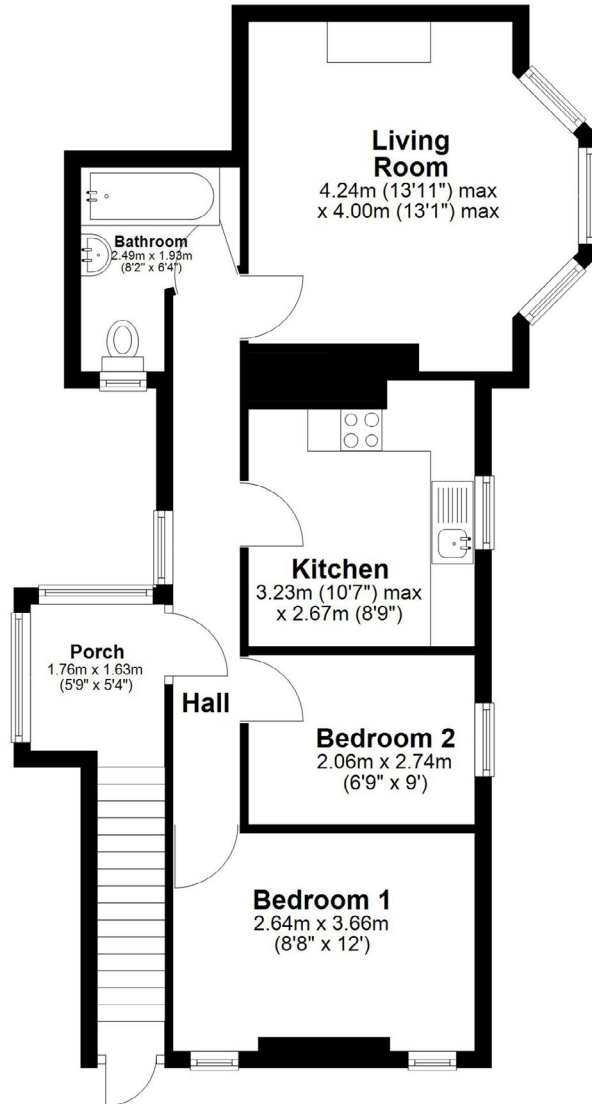
### Mobile & Broadband

The Ofcom website states there is good mobile coverage from EE, Three, O2 and Vodafone. Standard, Superfast and Ultrafast broadband are available in the area with a max download speed of 1000 Mbps and an upload speed of 100 Mbps. Interested parties are advised to make their own enquiries also.



## Ground Floor

Approx. 55.0 sq. metres (591.8 sq. feet)  
(excluding unnamed room)



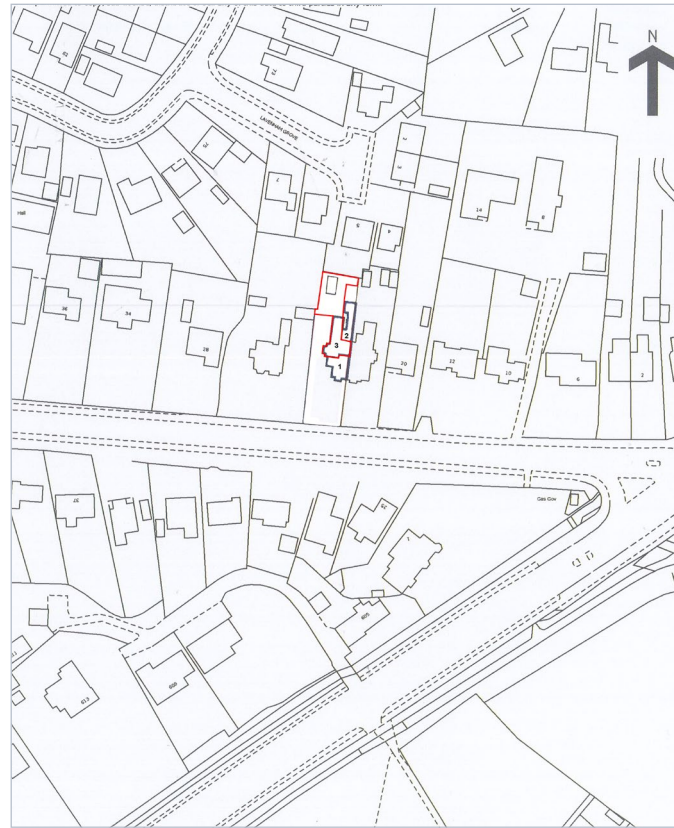
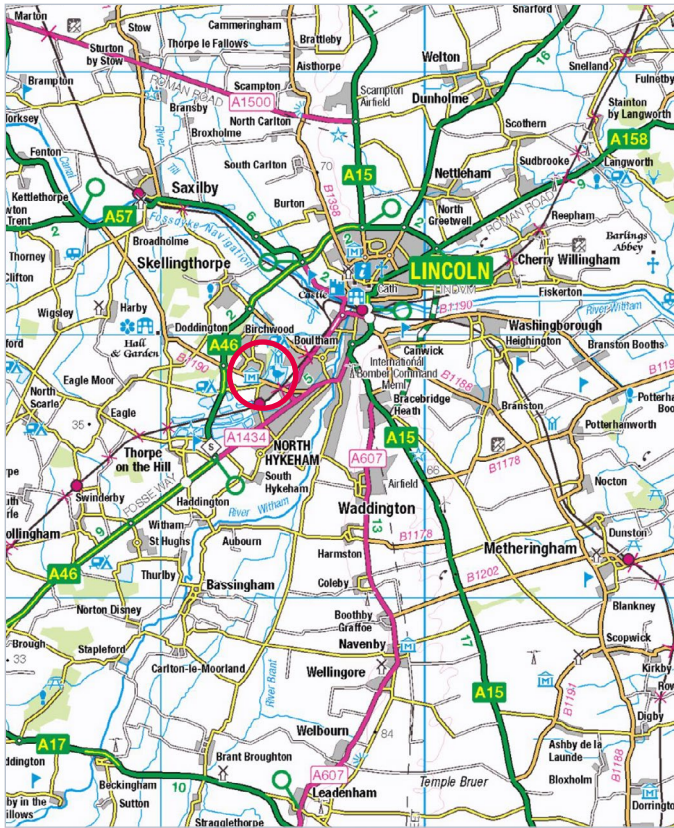
Total area: approx. 55.0 sq. metres (591.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

**Flat 3, 24 Doddington Road, Lincoln**





**Directions - LN6 7EN**

From the A46 Doddington Road roundabout proceed along Doddington Road until you reach the property on the left hand side.

<https://what3words.com/tablets.upcoming.crumple>

**Agent**

James Mulhall  
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Energy performance certificate (EPC)			
Flat 3 24 Doddington Road LINCOLN LN6 7EN	Energy rating	Valid until:	29 March 2036
	<b>D</b>	Certificate number:	9636-8627-5600-0840-0272
Property type	Top-floor flat		
Total floor area	55 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

**Buyer Identity Check**

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

**IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.



Property and Business Consultants