



Warren Court, Lincoln



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£105,000

- One Bedroom
- Ground Floor Apartment
- Open Plan Living
- Utilities & Water Rates Included In Management Fees
- Close To Local Amenities
- Tenure: Leasehold
- EPC Rating C



Well Presented ONE BEDROOM Ground Floor Apartment situated in the popular development of Carlton Boulevard. The property is within walking distance of the local shops, doctors, hospital and schools.

The living accommodation comprises a Open Plan Kitchen Living Area, Bedroom and Shower Room.

The property further benefits from Gas Central Heating and uPVC Double Glazing.

Open Plan Living 17'8" x 9'3" (5.4m x 2.8m)

With a window and entrance door to the front aspect, kitchen space with wall and base units with worktops over, oven and hob, sink with drainer unit and radiator.

Kitchen area

With wall and base units with worktops over, oven and hob, sink with drainer unit and radiator.

Bedroom 11'2" x 9'3" (3.4m x 2.8m)

With a window to the rear aspect, fitted wardrobe and radiator.

Shower Room 7'1" x 6'2" (2.2m x 1.9m)

With a cupboard with space and plumbing for washing machine, low level wc, wash hand basin, enclosed shower and radiator.

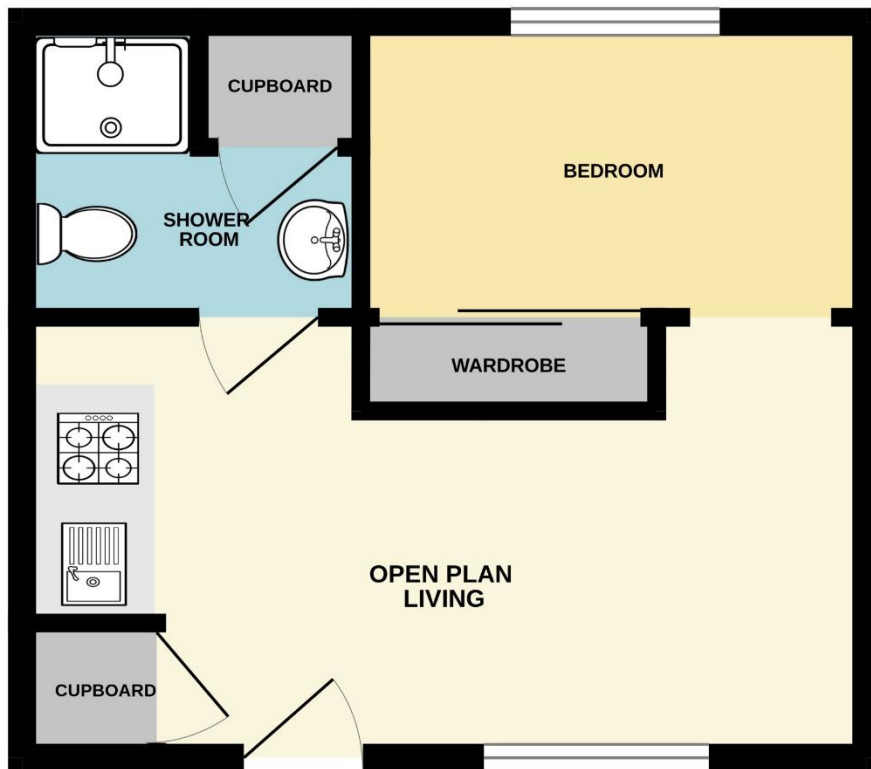
Outside

To the front of the property is an allocated parking space.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



WARREN COURT, LINCOLN, LN2 4GQ

TOTAL FLOOR AREA : 273 sq.ft. (25.4 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	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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