

Atwater Grove,Lincoln LN2 4SG

william h brown

welcome to

Atwater Grove, Lincoln

A well-positioned one bedroom ground floor apartment on Atwater Grove, offering allocated parking for 3/4 cars and easy access to the many amenities of uphill Lincoln, ideal for first time buyers or investors.





Situated on the popular Atwater Grove, this one bedroom ground floor apartment presents an excellent opportunity for both first time buyers and investors alike. Conveniently located close to a range of local amenities, transport links, and everyday conveniences, the property offers practical and accessible living.

The accommodation briefly comprises an entrance area leading into a comfortable living space, a fitted kitchen, a well-proportioned double bedroom and a bathroom. The layout is functional and well suited to modern living.

Externally, the property benefits from allocated parking for 3/4 cars. With strong investment potential and a desirable location, this apartment is well worth viewing.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge / Diner

Kitchen

Bedroom

Bathroom







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welcome to

Atwater Grove, Lincoln

- ONE BEDROOM GROUND FLOOR APARTMENT
- SOUGHT AFTER UPHILL LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ALLOCATED PARKING FOR 3/4 CARS

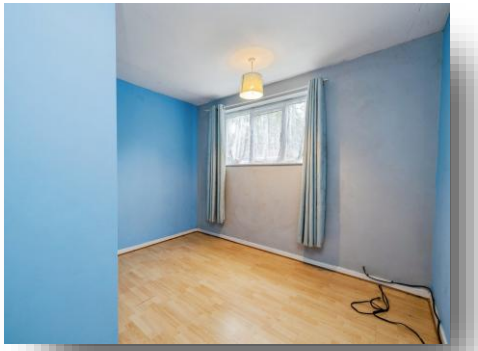
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£90,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124265 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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