



Howe Court, Lincoln



From £75,000

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- One Double Bedroom Maisonette
- Open Plan Living Kitchen
- Allocated Parking Space
- No Chain & Close to Amenities
- Tenure: Leasehold
- EPC Rating C



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

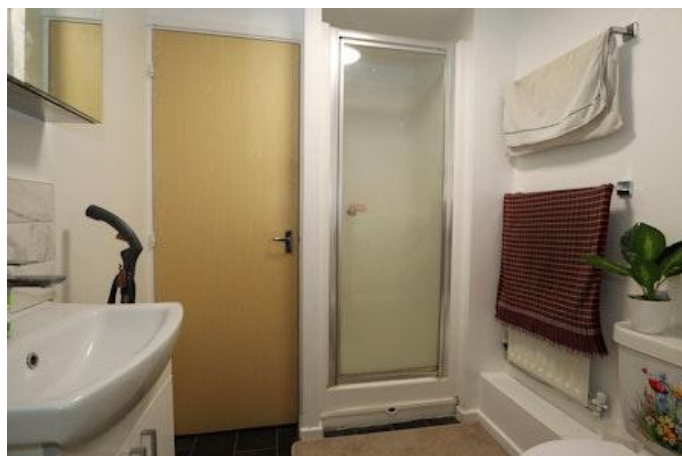
Maisonette Apartment set over two floors situated in the popular Carlton Centre Development with excellent amenities nearby. For sale with NO ONWARD CHAIN. The accommodation to the ground floor comprises Entrance Hall, Bedroom & Shower Room with Open Plan Living Kitchen found upstairs with Juliette Balcony.

Entrance Hall

Door to side aspect, radiator and stairs to first floor.

Bedroom 7'11" x 10'11" (2.4m x 3.3m)

Two windows to front aspect, radiator and understairs storage.



Shower Room 6'0" x 7'4" (1.8m x 2.2m)

Fitted with a low level wc, wash hand basin with vanity unit, shower cubicle, radiator and extractor fan. Built in utility cupboard with space and plumbing for washer dryer.

Open Plan Living Kitchen 13'11" x 13'11" (4.2m x 4.2m)

Window and Juliette Balcony to front aspect. Fitted with a range of wall and base units with work surface over, breakfast bar feature and drainer sink unit. Fitted with oven, four plate hob and extractor hood. Radiator.

Outside

There is an allocated off road parking space.

Agents Note

This is a leasehold property.

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.

Auctioneers Additional Comments

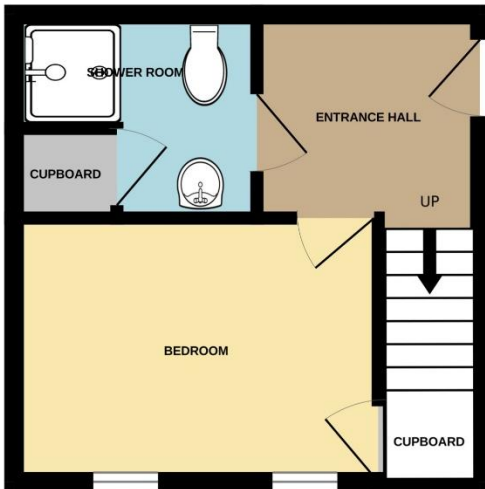
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This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

GROUND FLOOR



1ST FLOOR



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		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		