



**Monson Street, Lincoln LN5 7SB**

**welcome to**

**Monson Street, Lincoln**

A well located one bedroom flat offered with no onward chain. Features a kitchen, lounge, bedroom, study and bathroom. Ideal for first-time buyers or investors seeking a conveniently positioned, low maintenance property close to local amenities.



A well located one bedroom flat offered to the market with no onward chain and priced competitively for a swift sale. Situated close to a wide range of local amenities, this property provides excellent convenience for day-to-day living and easy access to transport links, shops and services.

The accommodation comprises a practical kitchen, comfortable lounge, a good-sized bedroom, a separate study — ideal for home working or additional storage — and a fitted bathroom. This flat presents an excellent opportunity for first time buyers, those seeking a low maintenance home, or investors looking for a solid addition to their rental portfolio.

With strong potential and an appealing location, this property is expected to generate significant interest.

**Kitchen**

**Lounge**

**Bedroom One**

**Study**

**Bathroom**

**Agent's Note**



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welcome to

## Monson Street, Lincoln

- NO ONWARD CHAIN
- ONE BEDROOM UPPER FLOOR FLAT
- LOUNGE AND STUDY
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- LOW MAINTENANCE LIVING

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.

# £55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123954 - 0002

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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