



Tanners Court, Lincoln

Offers In Excess Of £110,000


MARTIN & CO

Tanners Court, Lincoln

Ground Floor Flat

2 Bedrooms, 1 Bathroom

Offers In Excess Of £110,000

- Ground Floor Apartment
- Two Double Bedrooms
- Secure Gated Entry
- Open Plan Living
- Enclosed Courtyard
- Tenure - Leasehold
- Service Charge - £1200PA
- EPC Rating - C / Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Two bedroom ground floor apartment, centrally located within walking distance to the city centre. Comprising internally of two double bedrooms, bathroom and an open plan living kitchen. This apartment benefits from a spacious, enclosed courtyard making for an ideal outdoor entertaining space.

The Tanners Court development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities.

EPC Rating - C
Council Tax Band - A
Tenure - Leasehold

Hallway
Wood effect laminate flooring, spot lit ceiling, electric heater, mains consumer unit and an airing cupboard housing the hot water cylinder.

Bathroom
Low level WC, pedestal wash basin and a panel bath with mains thermostatic shower over. Tiled flooring, wall mounted Dimplex fan heater, spot lit ceiling and extractor.

Bedroom
PVC window to the rear, wood effect laminate flooring, pendant fitting and an electric heater.



Bedroom

PVC window to the rear, wood effect laminate flooring, pendant fitting, electric heater and a fitted wardrobe with sliding doors.

Living Kitchen

Open plan living with wood effect laminate flooring to the living room, pendant fitting, electric heater, sliding PVC patio doors giving access to the garden plus two PVC side windows. The kitchen offers base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with electric hob and extractor over, space for a freestanding fridge freezer, space and plumbing for a washing machine and separate condensing dryer, tiled flooring and a spot lit ceiling.

Outside

The apartment block is gated and secure with allocated parking for a small number of apartments. This property does not benefit from an allocated bay but presently has an agreement with another apartment to use their bay for a small monthly fee. The communal bins are kept in the carpark area, there is a bike store and the post boxes are inside the apartment block. To the rear is a fully enclosed garden, offering an extensive patio area to enjoy the West facing sunsets.

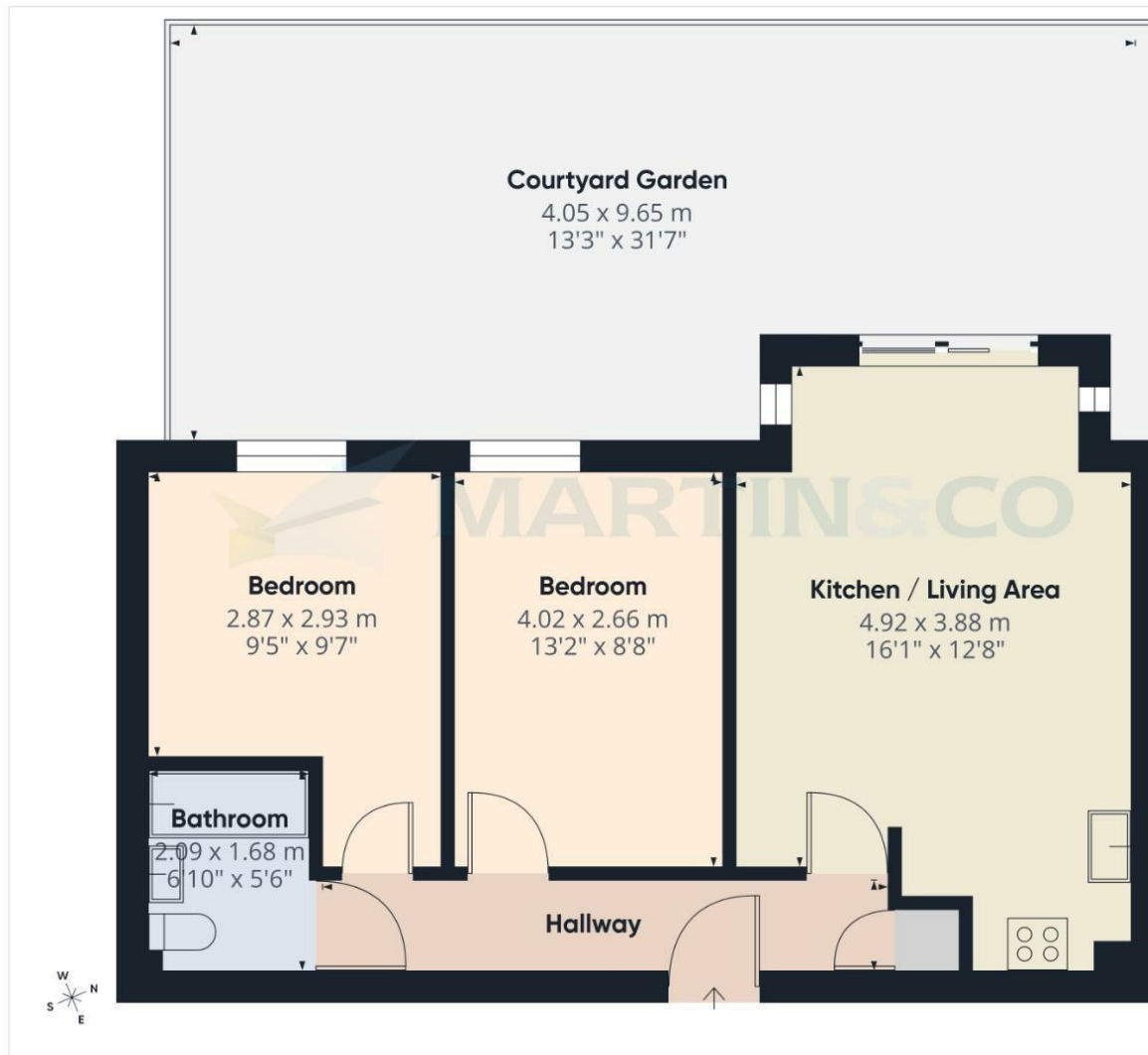
Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Leasehold Information

Lease Term to and from - 125 Years from 29th September 2005
Lease Remaining - 104 Years
Ground Rent - n/a
Service Charge - £1296 PA
Review Period - annually
Managing Agent - Franklin Management

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Approximate total area^m

50.4 m²
542 ft²

Balconies and terraces

35.4 m²
381 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.