



Apartment 2 Archer Road, Branston LINCOLN LN4 1NH

welcome to

Apartment 2 Archer Road, Branston LINCOLN

Immaculately presented two-bedroom ground floor apartment in the highly sought-after village of Branston, offered with no onward chain, one allocated parking space and ready-to-move-into accommodation.



Situated in the ever popular village of Branston, just a short drive from the historic City of Lincoln, this beautifully presented two bedroom ground floor apartment offers modern, well-maintained accommodation ideal for a range of buyers.

The property is in excellent condition throughout and is ready for immediate occupation, with the added benefit of no onward chain. Internally, it comprises a spacious and light-filled lounge/diner, a modern fitted kitchen, two well-proportioned bedrooms and a stylish, contemporary bathroom.

Externally, the property further benefits from one allocated parking space, adding to its practicality and appeal. Positioned within a desirable and convenient location, the home offers easy access to a wide range of local amenities, such as shops, doctors surgery, transport links, and schooling.

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.

Entrance Hall

Kitchen

Lounge/ Diner

Bedroom One

Bedroom Two

Bathroom



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Apartment 2 Archer Road, Branston LINCOLN

- IMMACULATELY PRESENTED THROUGHOUT
- GROUND FLOOR APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN AND BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124254 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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