







Willow Tree Close, Lincoln

Asking Price £95,000

MARTIN&CO







Willow Tree Close, Lincoln

Ground Floor Flat
2 Bedrooms, 2 Bathroom

Asking Price £95,000

- INVESTORS ONLY - TENANT IN SITU
- Ground floor flat
- Ideal for first-time buyers or investors
- Close to Newark Road and local amenities
- Allocated parking space
- Council Tax Band A
- Tenure - Leasehold
- EPC - TBC

2 Bedroom Ground Floor Flat with Parking

Offered for sale with no onward chain, this well-presented two-bedroom ground floor flat has been recently redecorated and newly carpeted throughout, providing comfortable and move-in-ready accommodation in a desirable setting.

The property benefits from an allocated parking space and access to well-maintained communal areas overlooking the River Witham. Furniture shown in the photos is available by negotiation.

Ideally located close to Newark Road, the flat is well suited to both landlords and first-time buyers. The area offers convenient access to local amenities, public transport links, and a range of nearby primary and secondary schools.

Early viewing is highly recommended.

Tenure - Leasehold
EPC - C
Council Tax Band A

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Leasehold Information
Term of Lease: 999 years from 1 Jan 2005
Remaining term: 978 years
Ground Rent: £100 per annum
Review period: "From 1 Jan 2015 every 100th anniversary of that date"
Service charge: From Apr 2026 £501.31 per quarter payable to CHL Block Management

Hallway
3'4" x 15'4"
Private entrance accessed via the communal area through a wooden front door with mortise lock. Carpeted flooring, two pendant light fittings with shades, electric radiator, and security entry phone. Consumer unit and a useful storage cupboard housing the electric water tank and controls.









Living Room
13'0" x 13'10"
Bright and spacious living area featuring carpeted flooring, pendant light with shade, and electric radiator. Sliding patio doors lead outwards, complemented by fitted blinds, alongside a UPVC double glazed window.

Kitchen
9'10" x 6'11"
Fitted with a range of base and eye-level units, laminate work surfaces, and vinyl flooring. Includes an electric Beko oven, ceramic Amica hob, and integrated under-counter fridge. Stainless steel sink with draining board and mixer tap. Space and plumbing for a washing machine. UPVC double glazed window with fitted blinds.

Bedroom
9'9" x 10'11"
Generous double bedroom with carpeted flooring, pendant light fitting, electric radiator, and UPVC double glazed window with fitted blinds.

Ensuite
3'4" x 6'9"
Comprising low-level WC, porcelain basin with separate taps, and a shower cubicle with mixer shower and bifold screen. Additional features include a UPVC double glazed privacy window, Manrose extractor fan, Creda electric heater, and vinyl flooring.

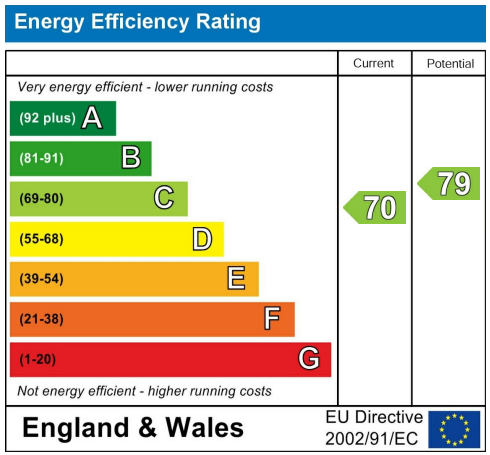
Bedroom
7'5" x 9'4"
Second bedroom with carpeted flooring, pendant light with shade, electric radiator, and UPVC double glazed window with fitted blinds.

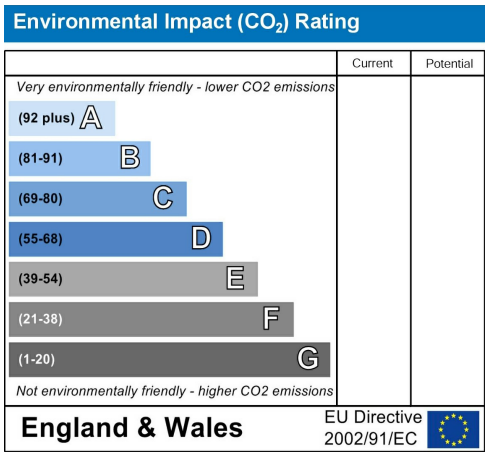
Family Bathroom
6'9".7'2"
Fitted with a low-level WC, porcelain basin with separate taps, and bath with mixer tap and shower over. Glass shower screen, Manrose extractor fan, Creda electric heater, and vinyl flooring.

Outside & Parking
The property benefits from access to a communal area overlooking the River Witham, providing a pleasant outdoor space. One allocated parking space is included.

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.









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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, seller(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.

The Property Ombudsman