



Dorron Court Stonefield Avenue, Lincoln LN2 1QL

welcome to

Dorron Court Stonefield Avenue, Lincoln

*****WALKING DISTANCE TO THE BAILGATE*****

Well appointed two bedroom ground floor flat benefitting from a garage, spacious living accommodation and no onward chain!



A well appointed and spacious ground floor flat situated in a popular residential area within walking distance of the historic Bailgate area and well serviced Lincoln City Centre. Boasting no onward chain, this property presents a fantastic opportunity for a range of buyers including investors and first time buyers. Internal accommodation of the property briefly comprises; bright and airy lounge, fitted kitchen, two double bedroom and a bathroom. The property additionally benefits from a garage en bloc and local access to a wide range of amenities as well as schooling and excellent transport links. Early internal viewing is strongly recommended to appreciate this property in full.

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.

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom



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welcome to

Dorron Court Stonefield Avenue, Lincoln

- SPACIOUS GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- GARAGE EN BLOC TO THE REAR
- DESIRABLE LOCATION WITHIN WALKABLE DISTANCE TO LINCOLNS BAILGATE AREA
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 334.37

Ground Rent: 463.77

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124327 - 0003

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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