



Pitcairn Avenue, Lincoln, LN2 4FT

welcome to
Pitcairn Avenue, Lincoln

Well-presented two-bedroom duplex apartment located within the popular Carlton Centre, offered for sale with no onward chain. Benefiting from lovely views, an allocated parking space directly outside, and a service charge that includes utilities, this is an ideal first property.



Entrance Hall

Bedroom One

Bedroom Two

Bathroom

Kitchen/Living Space



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welcome to

Pitcairn Avenue, Lincoln

- WELL PRESENTED TWO BEDROOM DUPLEX APARTMENT
- OFFERED WITH NO ONWARD CHAIN
- LOCATED WITHIN THE POPULAR CARLTON CENTRE
- WALKING DISTANCE TO SHOPS AND AMENITIES
- SERVICE CHARGE INCLUDES UTILITIES

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Service Charge: 3458.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR124678 - 0005

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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