



51 Alness Close
Lincoln

BROWN & CO



51 Alness Close, Lincoln, LN6 0YX

A spacious maisonette arranged over the first and second floors of the building.

The accommodation comprises an entrance hall, a generous living room and a kitchen, alongside two generous double bedrooms and a bathroom with separate WC.

The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

Situated within a popular residential area, it benefits from convenient access to a range of local amenities and transport links.



ACCOMMODATION

Entrance Hall

Entrance door, storage cupboard, stairs rising to first floor.

Kitchen

Dual aspect double glazed windows, stainless steel drainer sink, worktops, base and eye level storage units, spaces for cooker, washing machine and fridge, wall mounted boiler, further storage cupboard, radiator.

Living Room

Double glazed window, double glazed doors opening to balcony, two radiators.

First Floor

Landing

Bedroom One

Double glazed windows to front and rear, radiator.

Bedroom Two

Double glazed window, radiator.

Bathroom

Double glazed window to side, wash basin, bath, radiator.

WC

WC.

Outside

There is parking on a first come first served basis in the area.

Tenure & Possession

The property has a 125 year lease which commenced on 4th May 1998 with a peppercorn rent of £10 per annum.

COUNCIL TAX

Band - A

MOBILE

we understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 5500 Mbps and an upload speed of 5500 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

james Drabble - 01522 504304
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

51 Anness Close LINCOLN LN6 6YX	Energy rating D	Valid until: 21 May 2036
Property type Top-floor flat		Certificate number: 9636-2725-9600-0562-2228

Property type	Top-floor flat
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-let-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-let-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

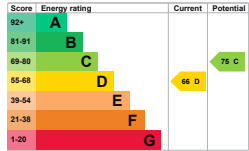
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

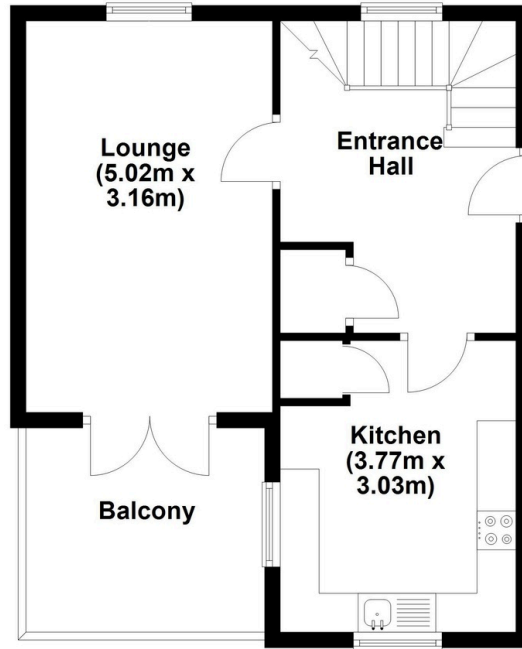
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



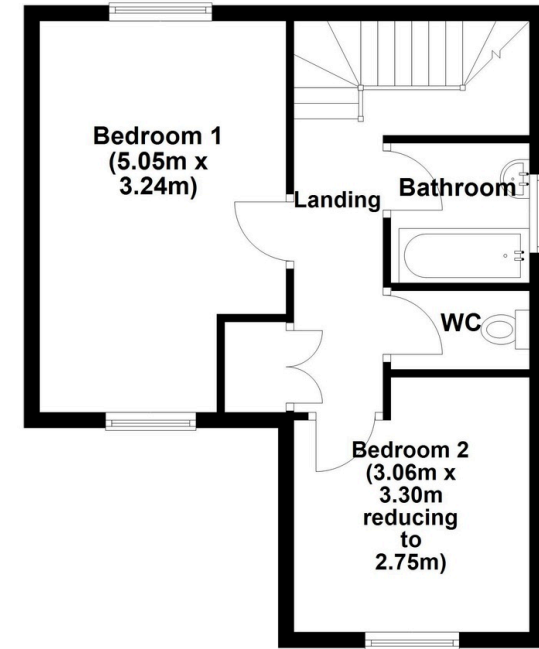
Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)
(excluding Balcony)



First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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