





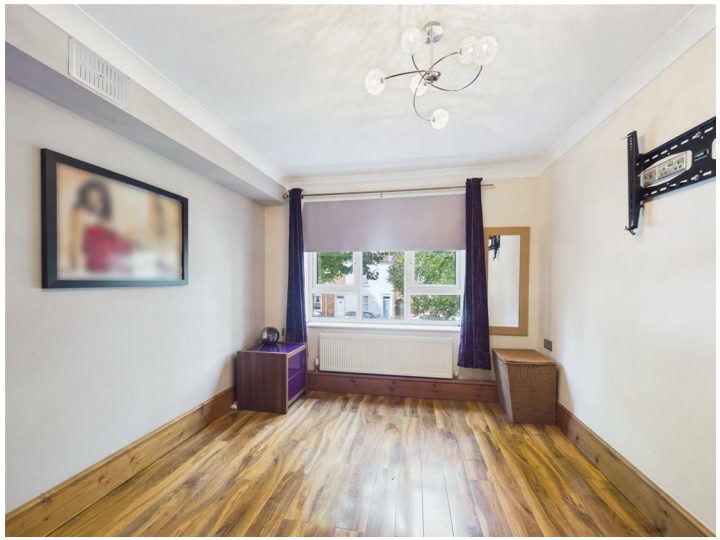


Williamson Street, Lincoln

£125,000

MARTIN&CO







Williamson Street, Lincoln

Apartment

1 Bedrooms, 1 Bathroom

£125,000

- Guide price £125,000 - £134,950
- One Double Bedroom First Floor Apartment
- NO ONWARD CHAIN
- Well Presented
- Communal Parking
- Leasehold
- Council Tax Band A
- EPC - C

Guide price £125,000 - £134,950 A well-proportioned one-bedroom apartment offering practical and versatile accommodation throughout. The property benefits from a welcoming entrance hall, generous walk-in storage cupboard, double bedroom with built-in wardrobe, living area, fitted kitchen and a modern bathroom with walk-in shower.

Paragraph
Early viewing's are essential for this first floor apartment situated within walking distance of the historical Lincoln City Centre and local access to a wide range of amenities. This well-proportioned one-bedroom home offers practical and versatile accommodation throughout. The property benefits from a welcoming entrance hall, generous walk-in storage cupboard, double bedroom with built-in wardrobe, living arewa, fitted kitchen and a modern bathroom with walk-in shower. The property provides excellent storage and a practical layout, making it an ideal choice for a first-time buyer, couple or investment purchaser. Guide price £130,000-£140,000
Council Tax - Band A

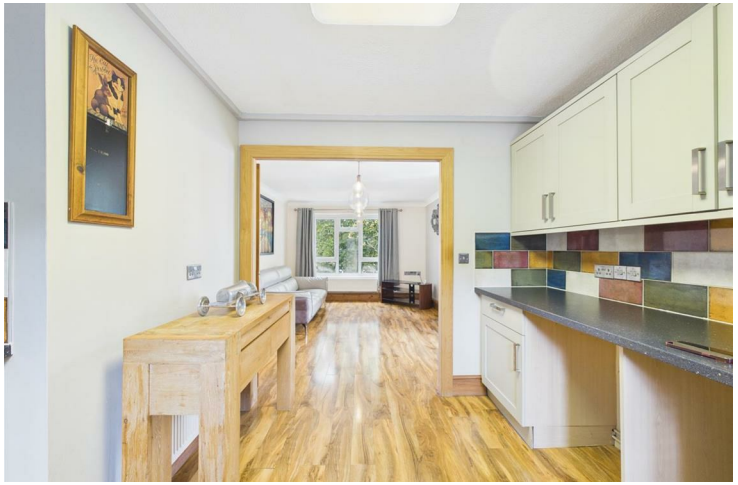
Tenure - Leasehold
EPC - C

Hallway
13'9" x 3'6"
The entrance hall and landing feature attractive wood laminate flooring, a radiator, large built-in cupboard and two ceiling light fixtures.

Storage Room
5'4" x 4'5"
A versatile walk-in storage cupboard which could be utilised as a walk-in wardrobe or additional storage space. The room benefits from wood laminate flooring and a single ceiling light fixture.









Bedroom
10'11" x 9'6"
A double bedroom with laminate flooring, radiator, window to the front elevation, built-in wardrobe and single ceiling light fixture.

Living Area
15'2" x 10'9"
Great living space featuring wood laminate flooring, one window to the front elevation and a further window to the side elevation. There is also a radiator and two ceiling light fixtures.

Kitchen
10'11" x 10'5"
The kitchen features wood laminate flooring, window to the rear elevation and a range of eye-level and base-level units with worktop over. There is a sink, space and plumbing for either a washing machine or dishwasher, gas hob and oven with extractor unit above, built-in cupboard and single ceiling light fixture.

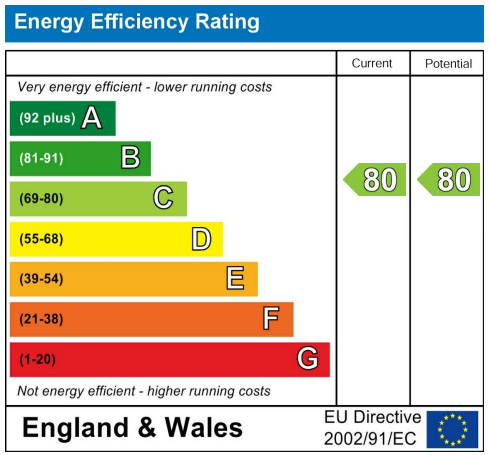
Bathroom
7'4" x 5'6"
The bathroom comprises a walk-in shower cubicle with electric shower, WC and wash hand basin with built-in vanity unit. Further benefits include a radiator, tiled flooring and tiled walls, together with three ceiling light fixtures.

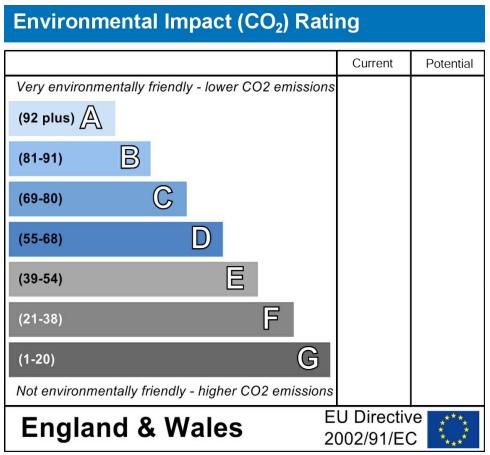
Outside
Communal Parking not allocated disabled parking available

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.

Agent Notes
The property is subject to a Ground rent charge £311 per year and maintenance charges currently £70 Paid quarterly and the prices can be subject to change Lease Start Date 13/09/2015 Lease End Date 13/09/2140 Lease Term 125 years from 14 September 2015 to 13 September 2140 Lease Term Remaining 114 years









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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