



6 Grantavon House
Lincoln

BROWN & CO JH Walter



6 Grantavon House, Lincoln, LN5 7WA

An excellently presented apartment in a prime City centre location.

The property which has been run as a very successful Airbnb comprises of an entrance hall, open-plan living kitchen, double bedroom and a bathroom and is sold with no onward chain



ACCOMMODATION

Entrance Hall
Front entrance door.

Open Plan Living Kitchen

Double glazed doors opening to balcony, stainless steel sink, worktops, base and eye level storage units, integrated oven and hob with extractor, spaces for washing machine and fridge, radiator.

Bedroom One

Double glazed window to side, radiator.

Bathroom

Bath with wall mounted shower attachment over and glazed shower screen, WC, vanity wash basin.

Outside

The property benefits from a balcony accessed from the living room providing a pleasant outside seating area.

Service Charge & Ground Rent - £210 per calendar month.

Tenure & Possession

Leasehold with 974 years left on the lease.

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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

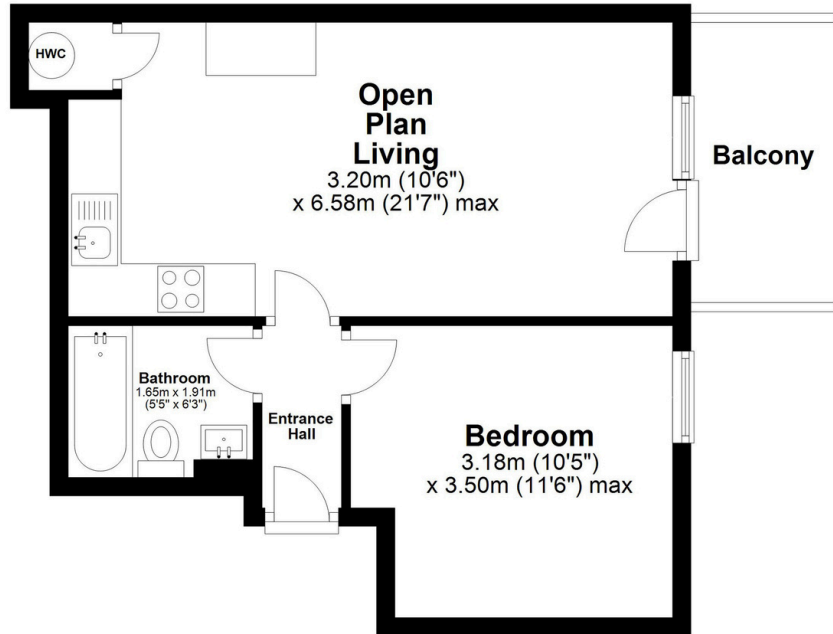
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 37.9 sq. metres (408.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

6 Grantavon House, Lincoln

Energy performance certificate (EPC)																																			
6 Grantavon House Bayford Wharf East LINCOLN LN6 7WA	Energy rating C	Valid until 4 November 2034	Certificate number 0746-3943-9209-0174-5204																																
Property type Total floor area	Ground-floor flat 36 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																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency .		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.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>74</td> <td>74</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	74	74	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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IMPORTANT NOTICES

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