



5 Grantavon House
Lincoln

BROWN & CO



5 Grantavon House, Lincoln, LN5 7WA

A refurbished one bedroom apartment in a prime City centre location.

The property is offered with vacant possession so will suit a buy to let investor for the private rental market or Airbnb or could also suit an owner occupier.



Accommodation

Communal Entrance

Enter via Alarm fob into the communal entrance hall and follow the signs to Apartment 5.

Entrance Hall

With intercom system, electric heater, door to Bedroom Double glazed casement window to front elevation, electric heater

Bathroom

Three-piece suite comprising panelled bath with shower over, mid flush WC, pedestal wash basin, heated towel rail, part tiled walls, wall mounted fan heater, extractor.

Living/Kitchen

Double glazed window and door leading to balcony, electric storage heater, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, built-in oven, four ring electric hob with extractor over, part tiled walls, built in storage housing hot water tank.

Services

We understand the property offers mains water, electric and main sewer connections.

Tenure & Possession

The property is sold subject to 999 year lease from 1st December 1999 with vacant possession upon completion.

Service Charge

There is a service charge of £226.24 pcm.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504304

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 and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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

Energy performance certificate (EPC)

5 Grantavon House
Brayford Wharf East
LINCOLN
LN5 7WA

Energy rating
C

Valid until: 26 March 2029

Certificate number: 0455-2816-6678-9921-2805

Property type Ground-floor flat
Total floor area 40 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-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

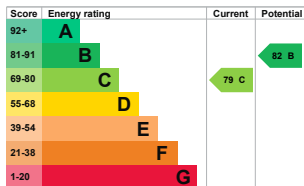
[See how to improve this property's energy efficiency.](#)

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.

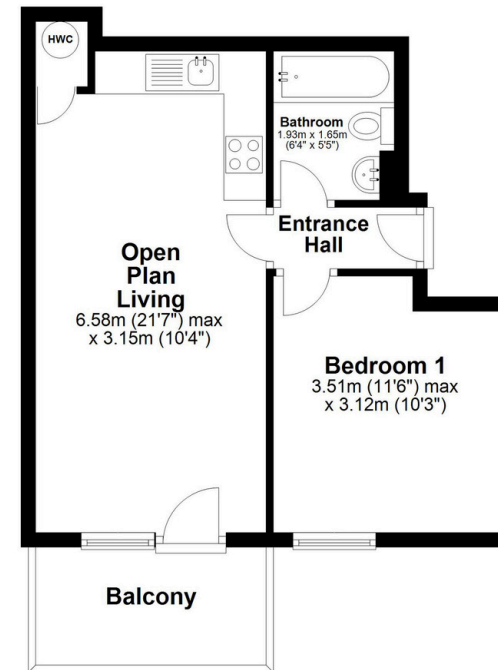
For properties in England and Wales:

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



Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 37.3 sq. metres (401.6 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.

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5 Grantavon House, Lincoln

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Brown&Co

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolnresidential@brown-co.com

BROWN & CO

Property and Business Consultants