



**Fulmen Close, Lincoln, LN1 1AW**

**welcome to**

**Fulmen Close, Lincoln**

This particularly modern two bedroom upper floor is situated within a highly sought after uphill area. Benefiting from no onward chain, open plan living, off street parking, garage and local access to a range of amenities.



## **Communal Entrance**

### **Entrance Hall**

With double glazed window to the side, wood effect flooring, inset ceiling lights, built in cupboard, wall mounted entry phone and wall mounted electric heater.

### **Kitchen / Lounge**

23' 10" max x 17' 2" max ( 7.26m max x 5.23m max )

With three double glazed windows to the side and rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel oven, induction hob with extractor fan over, integral fridge freezer, integral dishwasher, integral washing machine, inset ceiling lights, laminate flooring and wall mounted electric heater.

### **Bedroom One**

10' x 9' 6" ( 3.05m x 2.90m )

With double glazed window to the side and wall mounted electric heater.

### **Bedroom Two**

9' 7" x 8' 7" ( 2.92m x 2.62m )

With double glazed window to the rear, laminate flooring, inset ceiling lights and built in airing cupboard housing hot water cylinder.

### **Bathroom**

With wc, wash hand basin, bath with wall mounted shower and fitted screen, heated towel rail, inset ceiling lights, extractor fan and tiling to the walls.



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**Fulmen Close, Lincoln**

- NO ONWARD CHAIN
- MODERN UPPER FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- TWO DOUBLE BEDROOMS & FAMILY BATHROOM
- OFF STREET PARKING & GARAGE

Tenure: Leasehold

EPC Rating: C

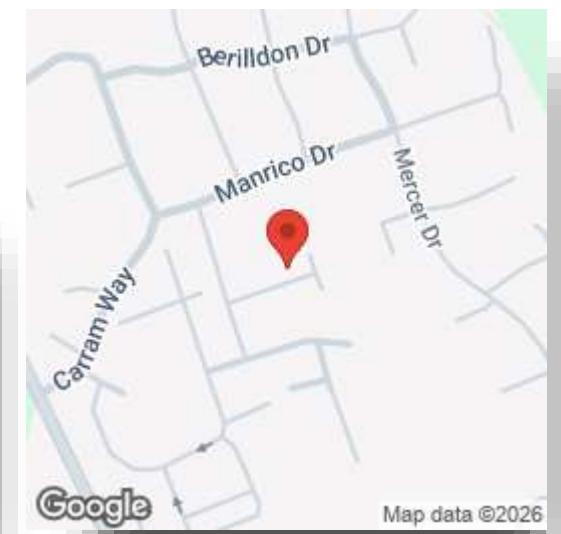
Council Tax Band: A

Service Charge: £1701.82 & Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£145,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LCR123382 - 0003

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.



**01522 534 771**



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



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