



Willow Tree Close, Lincoln LN5 8NZ

welcome to

Willow Tree Close, Lincoln

This two bedroom flat is situated on Willow Tree Close in Lincoln, conveniently located close to a range of local amenities, schooling and transport links. The property is offered for sale with no onward chain, making it an attractive proposition for both first time buyers and investors.



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The accommodation comprises a lounge, kitchen, two bedrooms and a bathroom, offering well proportioned living space. The flat would benefit from a programme of modernisation, providing the opportunity for purchasers to add value and tailor the property to their own specifications.

With its convenient location and strong potential, this property presents a great opportunity for those looking for a project or investment. Viewing is advised to fully appreciate the potential on offer.

AGENTS NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Kitchen

Bedroom One

En Suite

Bedroom Two

Bathroom

Agent's Note



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welcome to

Willow Tree Close, Lincoln

- TWO BEDROOM FLAT
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- NO ONWARD CHAIN
- GOOD POTENTIAL TO IMPROVE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 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.

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123810 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



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



williamhbrown.co.uk