

**Auction**

## 1 bed apartment to buy in LN2

Howe Court, Lincoln, Lincolnshire, LN2  
4DU

# £72,000

 Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Double Bedroom Maisonette
- ✓ Allocated Parking Space
- ✓ Leasehold
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Maisonette Apartment set over two floors situated in the popular Carlton Centre Development with excellent amenities nearby. For sale with NO ONWARD CHAIN. The accommodation to the ground floor comprises Entrance Hall, Bedroom & Shower Room with Open Plan Living Kitchen found upstairs with Juliette Balcony.

EPC rating: C. Tenure: Leasehold, Service charge description: £209.04 per month and includes all utilities and buildings insurance,

### Entrance Hall

Door to side aspect, radiator and stairs to first floor.

### Bedroom

7'11" x 10'11" (2.41m x 3.33m)

Two windows to front aspect, radiator and understairs storage.

### Shower Room

6'0" x 7'4" (1.83m x 2.24m)

Fitted with a low level wc, wash hand basin with vanity unit, shower cubicle, radiator and extractor fan. Built in utility cupboard with space and plumbing for washer dryer.

### Open Plan Living Kitchen

13'11" x 13'11" (4.24m x 4.24m)

Window and Juliette Balcony to front aspect. Fitted with a range of wall and base units with work surface over, breakfast bar feature and drainer sink unit. Fitted with oven, four plate hob and extractor hood. Radiator.

Outside

There is an allocated off road parking space.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 116

Annual Service Charge Amount: £2,916.00

Price: Starting Bid £72,000

Property Type: Apartment

Parking: Allocated

Year built: 2012

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

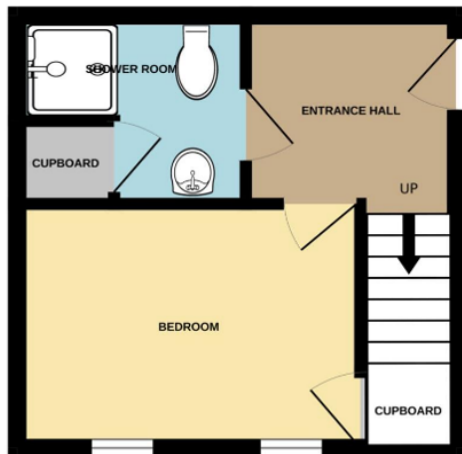
Sewerage: Standard UK domestic

Air conditioning: No

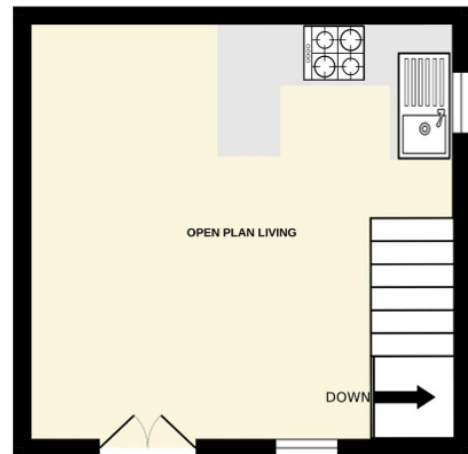
Broadband: ADSL copper wire

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         | 91                      |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   | 73      |                         |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| England, Scotland & Wales                          |         | EU Directive 2002/91/EC |

Howe Court, Lincoln, Lincolnshire, LN2 4DU

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

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