



2 bed apartment to buy in LN2

Friars Lane,, Lincoln, Lincolnshire, LN2
5DB

£75,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Lift Access
- ✓ Open Plan Living Space
- ✓ Second Floor Apartment
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

The property comprises of entrance hall, open plan living space with fitted kitchen, two double bedrooms and bathroom. The property is ideally suited to either first time or investment buyers.

EPC rating: B. Tenure: Leasehold,

Entrance

The property is entered via a secure intercom to the ground floor with a lift or stairs to access the second floor.

Hallway

Open Plan Living Space

16'0" x 17'0" (4.88m x 5.18m)

With two window to the front elevation and wall mounted electric panel heaters.

Kitchen Area

With window to the front elevation, range of base and eye level units with worktop, splashback, stainless steel sink, built in electric oven, electric hob, stainless steel chimney style extractor and plumbing for washing machine.

Bedroom One

11'0" x 13'0" (3.35m x 3.96m)

With window to the front elevation and electric panel heater.

Bedroom Two

8'0" x 11'0" (2.44m x 3.35m)

With window to the front elevation and electric panel heater.

Bathroom

5'0" x 8'0" (1.52m x 2.44m)

With three piece suite comprising of panelled bath and rainfall shower head, pedestal wash basin, low level wc and electric panel heater.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £189.00

Annual Service Charge Amount: £2,583.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: None

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: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Friars Lane,, Lincoln, Lincolnshire, LN2 5DB

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

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