



Ellisons Quay, Burton Waters Lincoln LN1 2GG



welcome to Ellisons Quay, Burton Waters Lincoln

- Ground Floor Flat
- Two Bedrooms
- Good Size Open Plan Lounge/Diner/Kitchen
- Allocated Parking
- Popular & Sought After Development

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000

****Tenants in situ**** Situated on the ever popular and sought marina development of Burton Waters is this well appointed and spacious two bedroom ground floor flat benefiting from allocated parking, rear garden, modern kitchen and bathroom suites and a variety of local amenities.

Entrance Hall

Lounge / Diner

27' 9" x 12' 8" (8.46m x 3.86m)

Kitchen

13' 6" x 6' 9" (4.11m x 2.06m)

Bedroom One

13' 5" x 10' 7" (4.09m x 3.23m)

Jack & Jill Bathroom

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

Outside

view this property online williamhbrown.co.uk/Property/LCR115371



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.

Property Ref:

LCR115371 - 0003

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