



Willow Tree Close  
Lincoln

MOUNT & MINSTER



# Willow Tree Close

## Lincoln

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living Kitchen
- Ensuite to Master
- Allocated Parking
- No Onward Chain

### INTRODUCTION

Being sold with no onward chain, this modern two bedroom ground floor apartment offers open views to the communal gardens adjacent to the River Witham. The accommodation benefits from ; Open Plan Living Kitchen, Two Bedrooms, Ensuite to Master and Bathroom, There is also allocated parking.

### LOCATION

The apartment is located close to the River Witham, with a bridge providing pedestrian access into Lincoln. The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

### ACCOMMODATION

#### Entrance Hall

Carpet, ceiling light, radiator, intercom and a cupboard housing the hot water tank.

#### Bedroom One

**3m x 3.35m (9'10" x 10'11")**

Carpet, radiator, uPVC double glazed window and ceiling light.





### **Ensuite**

Low level WC, pedestal wash hand basin, mains shower, extractor, uPVC double glazed window and ceiling light.

### **Bedroom Two**

**2.98m x 2.29m (9'9" x 7'6")**

Carpet, uPVC double glazed window, radiator and ceiling light.

### **Bathroom**

Low level WC, pedestal wash hand basin, bath, tiled splashbacks, extractor and ceiling light.

### **Kitchen**

**2.99m x 2.1m (9'9" x 6'10")**

Fitted wall and base units, integrated electric oven and four ring hob, sink and drainer, washing machine, extractor, under unit lights, ceiling light, uPVC double glazed window and tiled splashbacks.

### **Lounge Diner**

**4.25m x 3.99m (13'11" x 13'1")**

Carpet, uPVC double glazed sliding door, radiator and ceiling light.

### **METHOD OF SALE**

For sale by way of private treaty.

### **TENURE**

Leasehold with 999 years from 1st January 2005. Service charge is £944.04 per annum Ground rent is £100 per annum.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: C

### **COUNCIL TAX BAND**

Council tax band: A

### **VIEWINGS**

Via agents, Mount & Minster LLP (01522 716204).

### **PARTICULARS**

Drafted and photographed following clients' instruction November 2020.

### **ADDITIONAL INFORMATION**

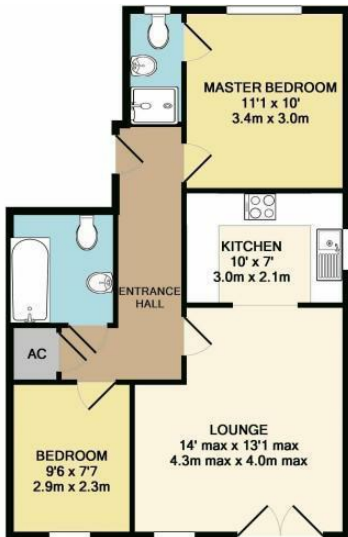
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TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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