





- Ground Floor Apartment
- Single Garage
- Two Double Bedrooms
- Three Piece Bathroom Suite
- Newly Decorate Throughout
- Sold With No Onward Chain
- Extended Lease To 125 Years
- Prime Uphill Location

Dorron Court, Stonefield Avenue, LN2 1QL
£130,000 Leasehold

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Starkey&Brown are delighted to offer for sale this well-presented two-bedroom ground floor apartment, situated at Dorran Court in Lincoln. Being sold with no onward chain, the property has recently been decorated throughout and benefits from new carpets, making it an appealing purchase for first-time buyers, investors or those looking to downsize. The apartment also benefits from a single garage to the rear of the block. The property is entered via a welcoming porch leading into the main living room, which is positioned to the front aspect. An inner hallway provides access to the remainder of the apartment, comprising two double bedrooms, both benefiting from built-in storage, a fitted kitchen and a family bathroom fitted with a three-piece suite. The recent redecoration and new carpets throughout give the property a fresh feel. Externally, there is a low-maintenance frontage to the property, with nearby parking available. A single garage is also included, positioned to the rear of the apartment block, providing useful additional storage. One of the property's main attractions is its convenient uphill location, being within easy reach of Lincoln's historic Bailgate and Cathedral Quarter. The area offers a fantastic selection of independent shops, restaurants and traditional pubs, alongside the iconic Lincoln Cathedral and Castle. Lincoln city centre and the High Street are also accessible, providing a wider range of shopping, leisure facilities and everyday amenities. Council tax band: B. Leasehold.



uPVC composite door leading to:

Porch
Further internal door access to:

Living Room
15' 4" x 14' 0" (4.67m x 4.26m)
Having a uPVC double-glazed window to the front aspect, carpeted, an electric heater, and a storage cupboard. Access to:

Hall

Bedroom 1
10' 5" x 8' 9" (3.17m x 2.66m)
Having a uPVC double-glazed window to the rear aspect, carpeted, electric radiator, and three-door fitted wardrobe.

Bedroom 2
10' 5" x 8' 9" (3.17m x 2.66m)
Having a uPVC double-glazed window to the rear aspect, a three-door storage cupboard housing the boiler, carpeted and an electric radiator.

Kitchen
6' 4" x 6' 3" (1.93m x 1.90m)
Having a range of matching wall and base units with countertops, a stainless steel sink with a mixer tap, an electric oven with a 4-ring electric hob and an overhead extractor fan, space for a small fridge freezer, and tiled floor and walls.

Bathroom
Three-piece suite comprising a low-level WC, wash hand basin, panelled bath with a handheld shower, a frosted double-glazed window to the side aspect, tiled walls and flooring.

Outside Front
Patio-style frontage with parking nearby. Garage located at the rear.

Garage
Having an up-and-over door.

Agents Note
The property is leasehold. The current lease has 49 years remaining; however, the seller is currently in the process of extending it to 125 years. There is also a service charge and ground rent. The service charge is £322.13 annually. Ground rent is £453.17 annually.











GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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