



The Parade, Cherry Willingham LINCOLN LN3 4JL

welcome to

The Parade, Cherry Willingham LINCOLN

PROPERTY WILL BE REGISTERED LEASEHOLD ON COMPLETION Situated within the sought after village of Cherry Willingham and very near to the local amenities is this first floor flat, benefiting from newly fitted kitchen units, communal parking to the rear, two good size bedrooms and no onward chain!



ATTENTION INVESTORS & FIRST TIME BUYERS

Early viewing is essential for this first floor flat situated near to a range of amenities within the popular Cherry Willingham. Internal accommodation briefly comprises: lounge, kitchen with newly units, two bedrooms and a bathroom. Externally, this property benefits from communal parking.

Agents Note; The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. The seller has advised that the new leaseholder will share the costs of the buildings insurance and contribute towards costs of repairs to the building as they arise and be responsible for replacing windows*, doors*, fixtures and fittings, plumbing, wiring and internal decoration *subject to landlord approval. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Agent's Note



view this property online williamhbrown.co.uk/Property/LCR122545



welcome to

The Parade, Cherry Willingham LINCOLN

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER VILLAGE LOCATION
- COMMUNAL PARKING TO THE REAR
- NEWLY FITTED KITCHEN UNITS
- IDEAL INVESTMENT OR FIRST TIME BUY

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122545



Property Ref:
LCR122545 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk