



**Cannon Street
Lincoln
LN2 5EH**

Offers in Excess of £83,000

bettermove

Cannon Street Lincoln

Bettermove are proud to present this 3 bedroom ground floor flat in Lincoln available with no forward chain.

The property is currently tenanted, rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking. The council tax band is A.

This is a leasehold property with 112 years remaining on the lease; the ground rent and the service charge is £31pcm.

The interior of this property comprises a spacious living room, fitted kitchen, 3 bedrooms and the family bathroom.

Located in the popular town of Lincoln, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A1434, A158 and A46.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

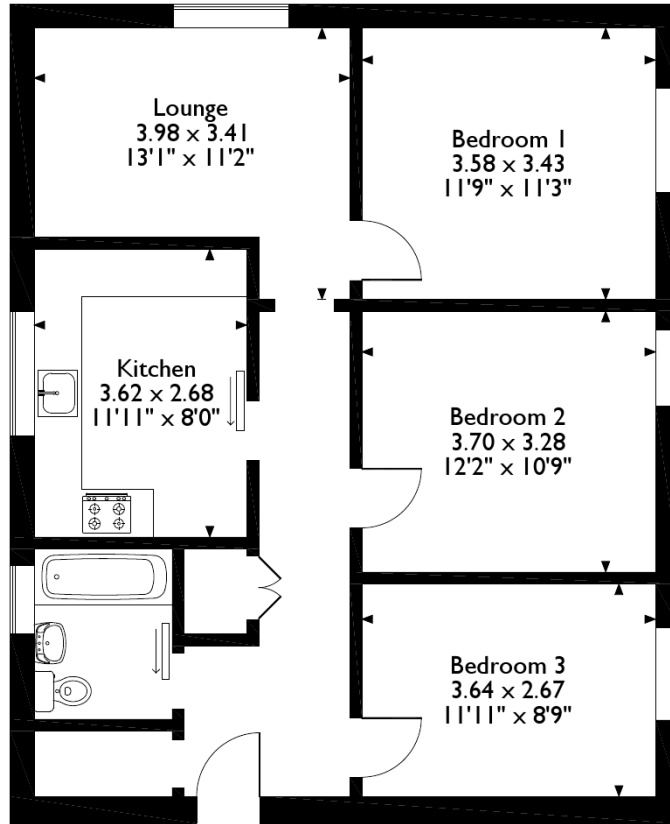
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Cannon Street, Lincoln, Lincolnshire
 Approximate Gross Internal Area
 76 Sq M/818 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	73
(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	



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