



**Ockbrook Court, Williamson Street,  
LN1**

**0155 000**

  
**MARTIN&CO**

# Ockbrook Court, Williamson Street, LN1

Apartment  
2 Bedrooms, 2 Bathroom

£155,000

Date Available:

Deposit:

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- First Floor Apartment
- Two Double Bedrooms with Wardrobes
- Modern Electric Radiators
- Spacious Lounge Diner
- Communal Gardens
- Communal Laundry Room
- Garage in a Block
- No Onward Chain
- EPC Rating - C / Council Tax Band - B
- Tenure: Leasehold / Service Charge £800PA / 974 Years Remaining

Two bedroom first floor apartment positioned uphill off Williamson Street within close proximity to the historic Bailgate and Cathedral Quarter. Benefitting from use of the beautifully maintained communal gardens, on site laundry room plus parking and a private garage. No onward chain.



Two bedroom first floor apartment positioned uphill off Williamson Street within close proximity to the historic Bailgate and Cathedral Quarter. Benefitting from use of the beautifully maintained communal gardens, on site laundry room plus parking and a private garage in a block. Sold with no onward chain.

Ockbrook Court sits within the popular and much sought after uphill area of Lincoln with local amenities and a short distance to Lincoln Cathedral. Regular bus services are available in and out of the city.

**Leasehold Information**  
 Length of Lease - 999 years  
 Years Remaining on Lease - 974 years  
 Annual Ground Rent - N/A  
 Ground Rent Review Period - N/A  
 Annual Service Charge Amount - £800  
 Service charge review period - April annually

We would recommend that all figures listed should be checked by the respective conveyancing solicitors prior to exchange / completion of the sale.

**Entrance Hall**  
 Entrance door, carpet flooring, pendant fitting, Kyros Rointe electric radiator, intercom entrance phone and a storage cupboard.

**Bedroom**  
 10'7" x 9'6"  
 PVC window, carpet flooring, Kyros Rointe electric radiator, pendant fitting and integrated wardrobes.

**Bedroom**  
 10'8" x 9'4"  
 PVC window, carpet flooring, Kyros Rointe electric radiator, pendant fitting and integrated wardrobes.

**Bathroom**  
 6'11" x 6'8"  
 Low level WC, vanity sink and a panel bath with electric shower over. Vinyl flooring, storage unit, towel rail, light and extractor.

**Lounge Diner**  
 16'11" x 12'2"  
 PVC window overlooking the communal gardens with views of the Cathedral, two pendant fittings, carpet flooring and a Kyros Rointe electric radiator.

**Kitchen**  
 11'2" x 6'8"  
 Base and eye level units, roll edge worksurfaces with tiled splash back and an inset composite sink and drainer. Freestanding electric cooker, space and plumbing for a dishwasher plus further space for a fridge freezer. Vinyl flooring, PVC window, light fitting, and a storage cupboard with space and plumbing for a washing machine and housing the mains consumer unit, meters, lighting and hot water cylinder with header tank.

**Outside**  
 To the front of the apartments, parking is available and access to the garage block and communal laundry room. The apartments are accessed via a secure entry system. Once inside, there is a stairwell up to the accommodation and rear access out to the communal gardens.

**Fixtures & Fittings.**  
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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		
	78	84
<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		
	67	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
60.14 m<sup>2</sup>  
647.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.