



Francis Hill Court

MOUNT & MINSTER

## INTRODUCTION

Located close to the Bailgate area of Lincoln, this well presented ground floor apartment offers accommodation including: Lounge, Kitchen, Shower Room and Bedroom. Outside there is one allocated parking space.

## LOCATION

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 property is situated on the edge of the historic bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. 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, within easy reach of Lincoln.

## ACCOMMODATION

**Lounge**  
17'5" x 12'6"

**Kitchen**  
12'5" x 9'6"

Dishwasher, oven, hob with extractor hood over.

**Bedroom**  
13'8" x 11'1"

**Shower Room**  
8'6" x 5'11"

## Outside

The property benefits from one allocated car parking space.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

## COUNCIL TAX BAND

Council Tax Band: B

## PARTICULARS

Drafted and photographs taken following clients' instructions of June 2023.

## VIEWINGS

Strictly via the Agents: 01522 716204

- Good Sized Apartment
- Located in the Cathedral District
- 1 Double Bedroom
- Viewing Advised
- Ground Floor
- Living Room
- Allocated Parking

