



Gibraltar Hill

MOUNT & MINSTER

## INTRODUCTION

This two bedroom, fully furnished flat offers city centre accommodation and is located close to the historic Bailgate area. The property comprises: Lounge, Kitchen Diner, Shower Room and Two Bedrooms. Outside offers allocated parking.

## 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 Northgate.

## ACCOMMODATION

**Lounge**  
10'3" x 16'2"

**Kitchen**  
6'6" x 8'9"

**Shower Room**  
8'2" x 3'10"

**Bedroom One**

**Bedroom Two**  
12'5" x 6'10"

## OUTSIDE

Outside this property is an allocated parking space.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

## COUNCIL TAX BAND

Council Tax Band: TBC

## VIEWINGS

Strictly by prior arrangement with the sole agent (01522 716204).

## PARTICULARS

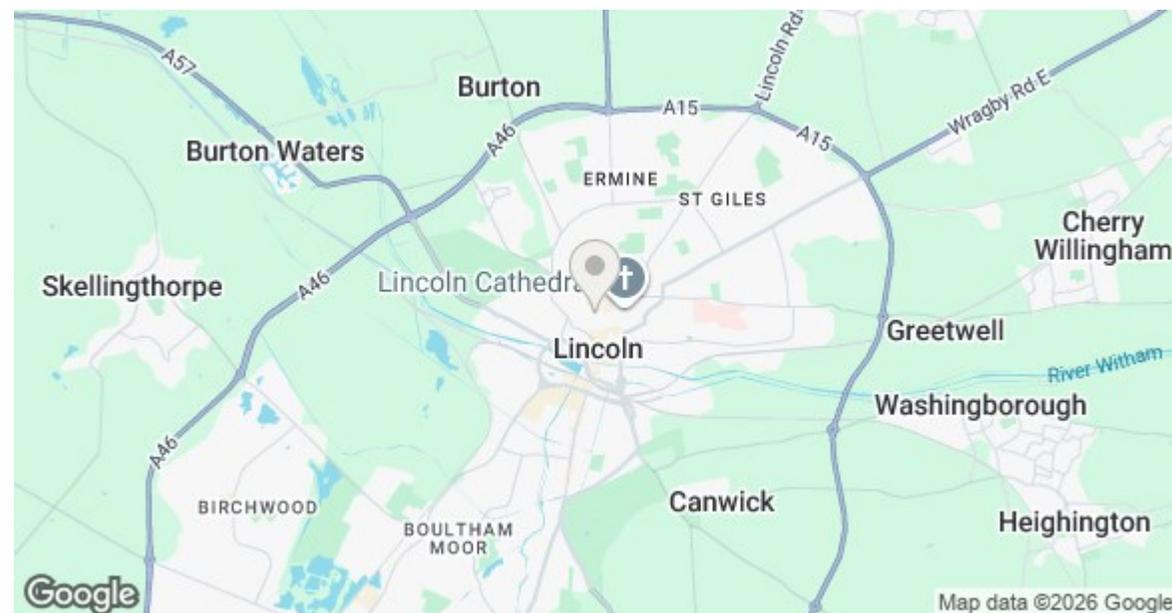
Drafted following clients' instructions of March 2020.

## ADDITIONAL INFORMATION

For further details, please contact Daniel Baines at Mount & Minster:

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