



Fairfax Street
Lincoln

MOUNT & MINSTER

Fairfax Street

Lincoln

- Good Sized Ground Floor Apartment
- Riverside Location
- Lounge, Kitchen
- 2 Bedrooms
- Bathroom and Shower Room
- Allocated Parking Space
- Good Access for local facilities
- Viewing advised

INTRODUCTION

A well proportioned ground floor apartment located in the popular Newark Road area of the South of the city, and providing good access to local shopping and social facilities. The accommodation comprises: entrance lobby, lounge, kitchen, master bedroom with ensuite shower, further bedroom and bathroom. There is also an allocated parking space and patio area. Viewing advised

LOCATION

The apartment is located close to the River Witham, with a bridge providing pedestrian access into Lincoln. 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 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, within easy reach of Lincoln.

ACCOMMODATION

Lounge, Kitchen, Two Bedrooms, Ensuite and Bathroom.

Entrance Hall





Lounge

4m x 4.24m (13'1" x 13'10")

Integrated oven with hob and extractor hood over, integrated fridge, washing machine.

Kitchen

3.01m x 2.10m (9'10" x 6'10")

Bedroom One

3.04m x 3.44m (9'11" x 11'3")

Ensuite Shower Room

Bedroom Two

2.27m x 2.87m (7'5" x 9'4")

Bathroom

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C

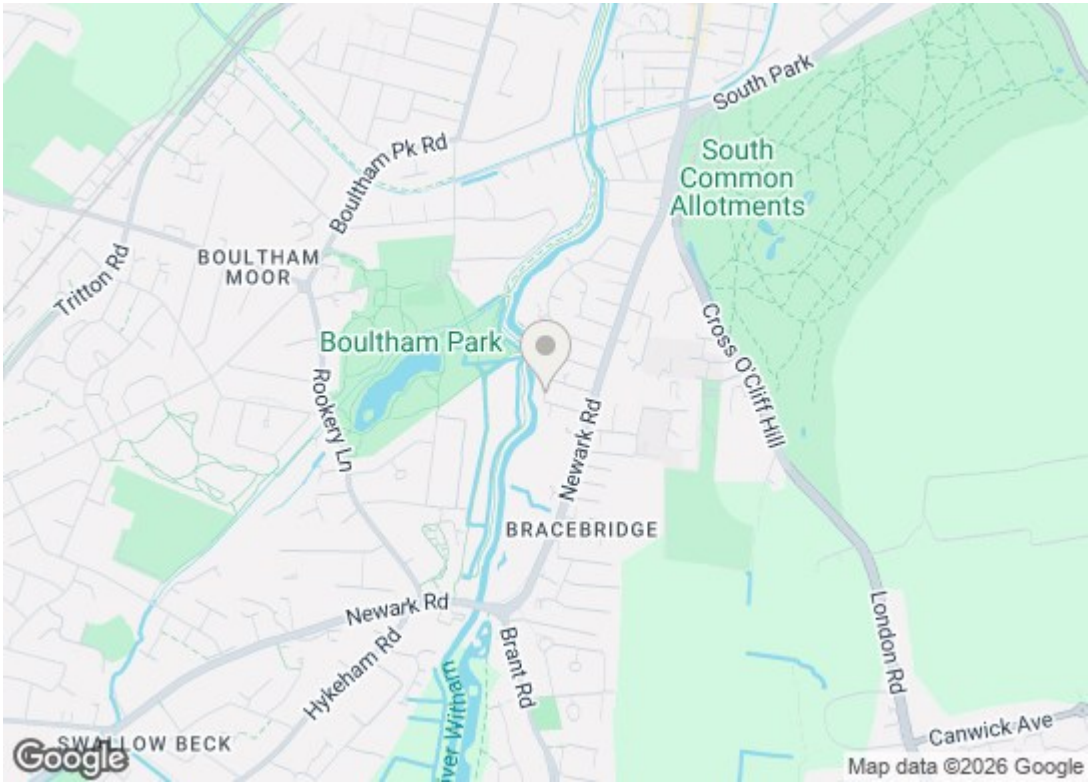
COUNCIL TAX BAND

Council tax band: A

VIEWINGS

Via agents, Mount & Minster LLP (01522 716204).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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