



INTRODUCTION

Located in the city centre of Lincoln, this modern one bedroom apartment provides spacious accommodation and comprises; Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom. The apartment boasts integrated appliances including fridge freezer, washing machine and dishwasher.

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, within easy reach of Lincoln.

ACCOMMODATION

Entrance Hall

Lounge
17'5" x 11'5"
Wooden window shutters

Kitchen
Built in kitchen with dishwasher, sink, washer/dryer, cooker hood, hob, oven and fridge/freezer; wooden window shutters

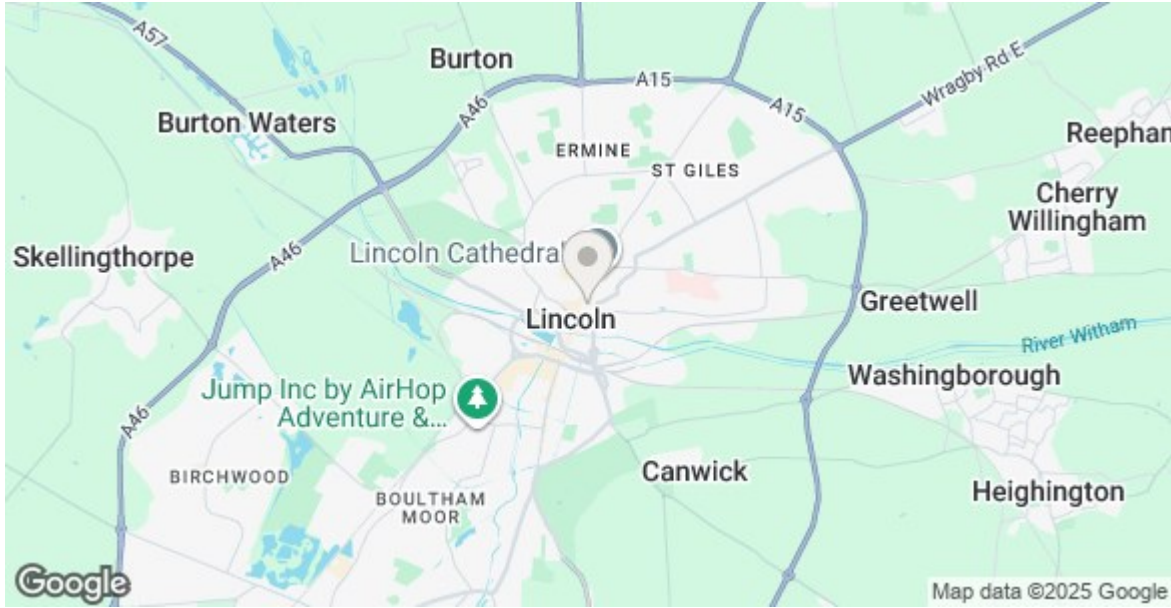
Bedroom
10'9" x 9'11"
Wooden window shutters

Bathroom

ENERGY PERFORMANCE CERTIFICATE
EPC Rating: D

COUNCIL TAX BAND
Council Tax Band: B

VIEWINGS
By prior arrangement with the Sole Agents (01522 716204).



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