Hampton Street

Lincoln

MOUNT & MINSTER

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Lincoln

- Good Sized Ground Floor Apartment
- Sought After West End Location
- Open Plan Living Room / kitchen
- 2 Bedrooms
- Bathroom
- Good Access to City Centre
- Viewing advised

INTRODUCTION

This two bedroom ground floor apartment located close to the city centre of Lincoln has recently been refurbished throughout. The accommodation briefly comprises; Entrance Hall, Lounge Kitchen, Two Bedrooms and Bathroom. The property also benefits from an intercom system.

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 Hallway

Lounge Kitchen
4.42m x 6.58m (14'6" x 21'7")
Kenwood fridge, Indesit washer dryer, Neff oven with hob and extractor over.

Bedroom One
5.6m x 2.7m (18'4" x 8'10")

Bedroom Two
2.28m x 2.32m (7'5" x 7'7")

Bathroom
1.93m x 2.17m (6'3" x 7'1")

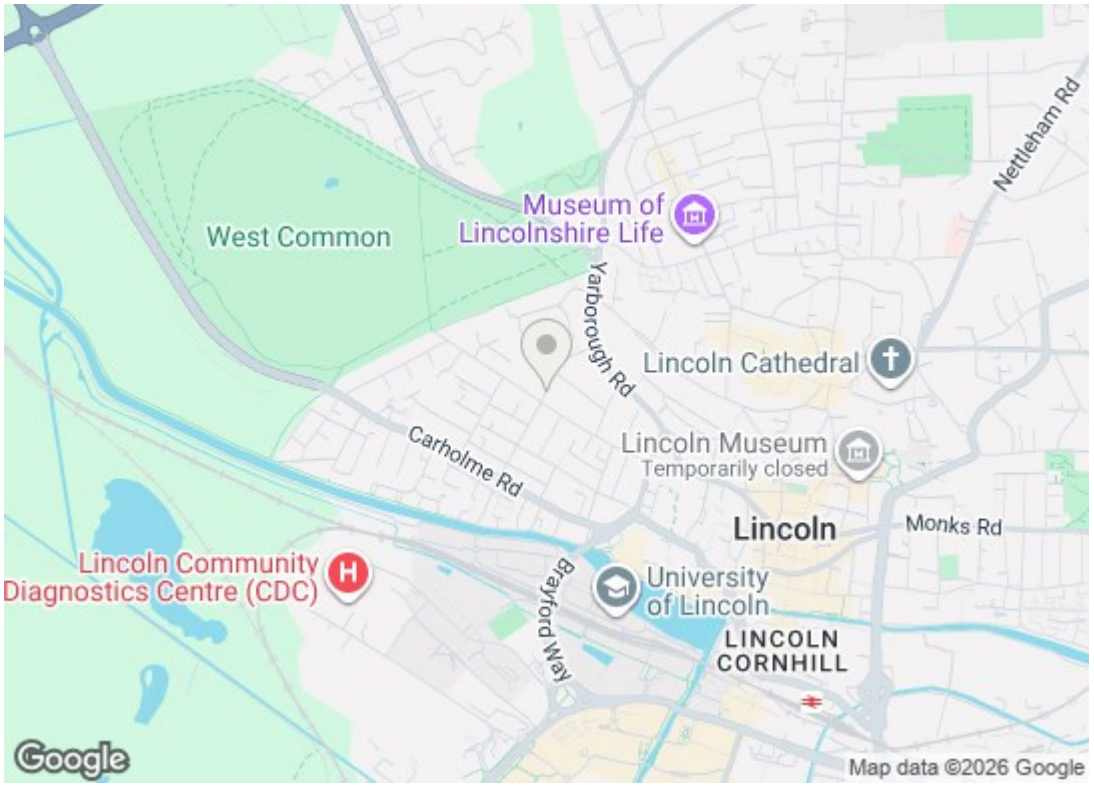
ENERGY PERFORMANCE CERTIFICATE
EPC rating: C

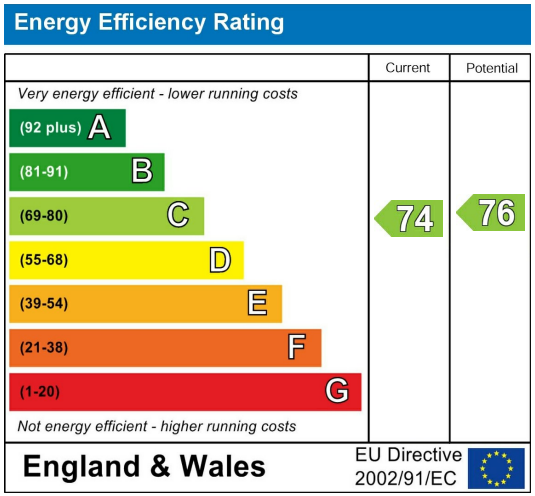
COUNCIL TAX BAND
Council tax band: B

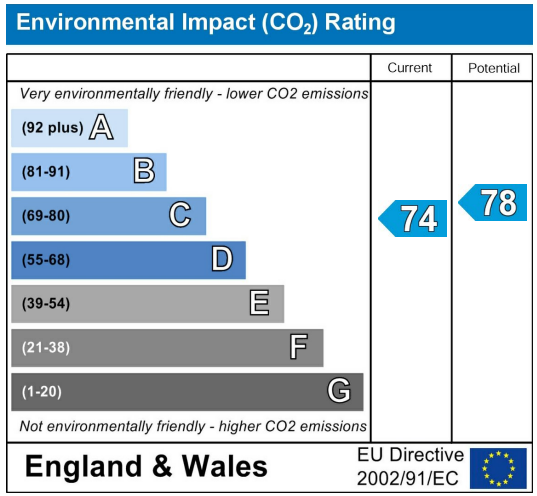
VIEWINGS
Strictly by prior arrangements with the agent (01522 716204).

PARTICULARS
Drafted following clients' instructions of November 2022.

ADDITIONAL INFORMATION
For further information, please contact Megan Boulter at Mount & Minster:
T: 01522 716204
E: megan@mountandminster.co.uk







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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

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