



Fairfax Street  
Lincoln

MOUNT & MINSTER



# Fairfax Street

## Lincoln

- Second Floor Apartment
- Open Plan Kitchen Living
- Two Bedrooms
- Ensuite to Master
- Allocated Parking
- No Onward Chain

### INTRODUCTION

Being sold with no onward chain, this modern two bedroom second floor apartment offers open views to the communal gardens adjacent to the River Witham. The accommodation benefits from; Open Plan Living Kitchen, Two Bedrooms, Ensuite to Master and Bathroom, There is also allocated parking.

### 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

#### Entrance Hall

Carpet, ceiling light, electric heater, intercom and airing cupboard.

#### Lounge

**4.26m x 3.99m (13'11" x 13'1" )**

Carpet, uPVC double glazed window and French doors, ceiling light and radiator.





### **Kitchen**

**3.01m x 2.09m (9'10" x 6'10" )**

Laminate floor, fitted wall and base units, electric oven and hob, washing machine, sink and drainer, extractor fan, integrated fridge, ceiling light, upvc double glazed window, tiled splashback and smoke alarm.

### **Bedroom One**

**3.36m x 3.01m (11'0" x 9'10" )**

Carpet, uPVC double glazed window, radiator and ceiling light.

### **Ensuite**

Vinyl floor, low level WC, pedestal wash hand basin, mains shower, electric heater, uPVC double glazed window, tiled splashback, extractor and ceiling light.

### **Bedroom Two**

**2.98m x 2.28m (9'9" x 7'5" )**

Carpet, uPVC double glazed window, ceiling light and radiator.

### **Bathroom**

Vinyl floor, low level WC, pedestal wash hand basin, bath, tiled splashback, ceiling light, extractor, electric heater and tiled splashback.

### **METHOD OF SALE**

For sale by way of private treaty.

### **TENURE**

Leasehold with 999 years from 1st January 2005.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: C

### **COUNCIL TAX BAND**

Council tax band: A

### **VIEWINGS**

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

### **PARTICULARS**

Drafted and photographed following clients' instruction September 2021.

### **ADDITIONAL INFORMATION**

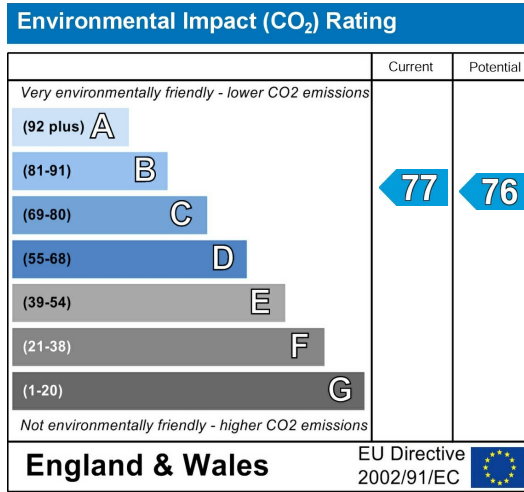
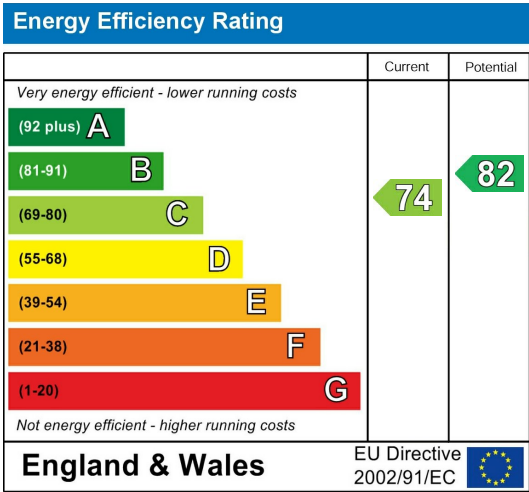
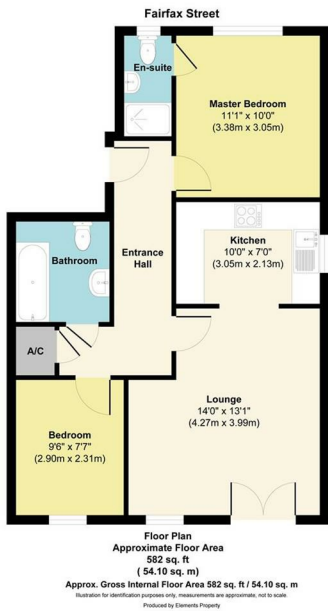
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