



St. Swithins Square

MOUNT & MINSTER

INTRODUCTION

This modern two bedroom apartment is located in the centre of the Cathedral city of Lincoln, with various nearby amenities including train and bus station, public house and retail outlets. Benefitting from a concierge and lift, the apartments accommodation comprises; Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms, Ensuite and Bathroom. The apartment also boasts a balcony and 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 direct trains to London from Lincoln in addition to Newark Northgate.

ACCOMODATION

Entrance Hall

Intercom, two storage cupboards and electric heater.

Kitchen Lounge

24'0" x 11'3"

Integrated appliances including fridge, freezer, oven, hob, dishwaseher, cupboard housing a washing machine, TV, doors onto balcony.

Bedroom One

14'6" x 8'10"

Ensuite Shower Room

6'2" x 5'10"

Shower, WC and wash hand basin.

Bedroom Two

8'10" x 8'10"

Built-in wardrobe

Bathroom

8'3" x 8'9"

Four piece suite including bath, WC, wash hand basin and shower.

OUTSIDE

Entered via the lounge is a balcony with far reaching views.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B

COUNCIL TAX BAND

Council tax band: D



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