



**6 Bailgate Court, Wordsworth Street,  
Lincoln, LN1 3BS**



Book a Viewing!

**£1,350,000**

Perfectly positioned in the heart of Bailgate Court, this exceptional Penthouse Apartment boasts arguably the finest views in Lincoln, overlooking both the iconic Cathedral and Castle. The largest of just 13 apartments within this exclusive gated development, the property offers luxurious accommodation arranged over two floors. Period charm is beautifully retained with high ceilings, sash windows and original beams, while seamlessly blending with modern comforts including underfloor heating throughout, a contemporary fitted kitchen with integrated appliances, and indulgent bathrooms with smart technology. Set within secure, gated grounds, the apartment further benefits from three allocated parking spaces and access to communal landscaped gardens. A true highlight of the property is the spacious roof terrace – a rare and remarkable vantage point offering breathtaking views across Lincoln's historic Bailgate.





**Apartment 6 Bailgate Court, Wordsworth Street, Lincoln, LN1 3BS**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.







**BAILGATE COURT** A highly sought-after, secure gated development of just 13 apartments, Bailgate Court combines elegant Georgian architecture with a stylish contemporary extension. Nestled in the very heart of Lincoln's historic Cathedral Quarter, this prestigious development is an exquisite conversion of a Grade II listed 18th century property.

Fully restored and modernised in 2018/19, the building offers a rare blend of period charm and modern luxury, with breathtaking views over Lincoln Cathedral, the Castle, and the City Centre. Perfectly positioned, Bailgate Court sits amongst the boutique shops and restaurants of the Bailgate area in 'Uphill' Lincoln, while being only a short stroll from the city centre, train station, and university.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With secure coded entry system, staircases and elevators to all floors.

### ENTRANCE HALL

An impressive light filled entrance hall with fully glazed ceiling, original beams and oak flooring with underfloor heating.

### UTILITY ROOM

15' 11" x 3' 10" (4.85m x 1.17m) Fitted with a quality range of wall and base units with full height storage cupboards with sliding doors, stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, laminate flooring with underfloor heating and spotlights.



### LOWER HALLWAY

With understairs storage cupboard, video intercom system and oak flooring with underfloor heating.

### LOUNGE

32' 2" x 17' 11" (9.8m x 5.46m) With four double glazed picture windows with fitted blinds and views of Lincoln Cathedral and Lincoln Castle, contemporary electric fire, oak flooring with underfloor storage, fitted bar area with wine storage, shelving and storage cupboards.



### BEDROOM 1

15' 4" x 12' 9" (4.67m x 3.89m) With two double glazed picture windows with fitted blinds and views of Lincoln Cathedral and Lincoln Castle and underfloor heating.

### WALK IN WARDROBE

With a range of fitted wardrobes with lighting, fitted drawers, spotlights and underfloor heating.

### EN SUITE BATHROOM

Fitted with a luxurious four piece suite comprising of raised bath with starlight ceiling, inset television and Mira smart taps, wash hand basin in a vanity style unit with storage beneath, spacious walk in shower cubicle with rainfall shower and close coupled WC, chrome towel radiator, spotlights, tiled walls, tiled flooring with underfloor heating.







#### BEDROOM 2

16' 10" x 16' 8" (5.13m x 5.08m) With two double glazed picture windows with fitted blinds and views of Lincoln Cathedral and Lincoln Castle, fitted drawers and dressing table and underfloor heating.

#### EN SUITE BATHROOM

Fitted with a three piece suite comprising of panelled bath with Mira smart shower over, glass shower screen and inset television, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, tiled walls, tiled flooring with underfloor heating.

#### REAR HALLWAY

With oak staircase to the upper floor and oak flooring with underfloor heating.



#### BEDROOM 3

14' 11" x 10' 9" (4.55m x 3.28m) With sash window giving views of the City of Lincoln and window seat with storage beneath, fitted wardrobes, vaulted ceiling with original beams and oak flooring with underfloor heating.

#### JACK AND JILL BATHROOM

Fitted with a luxurious four piece suite comprising of freestanding bath tub with Mira smart taps, wash hand basin in a vanity style unit with storage beneath, walk in shower cubicle with rainfall shower and close coupled WC, chrome towel radiator, storage cupboards and dressing table, spotlights, impressive feature tiled wall, tiled flooring with underfloor heating, vaulted ceiling with original beams and sash window giving views across the City of Lincoln.



#### BEDROOM 4

15' 9" x 11' 1" (4.8m x 3.38m) With sash window giving views of the City of Lincoln, range of fitted wardrobes, drawers and dressing table, vaulted ceiling with original beams and oak flooring with underfloor heating.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with rainfall shower head and Mira smart shower, wash hand basin in a vanity style unit with storage beneath and close coupled WC, chrome towel radiator, spotlights, tiled walls and tiled flooring with underfloor heating.

#### OPEN PLAN LIVING KITCHEN DINER 32' 3" x 14' 11" (9.83m x 4.55m)

An impressive open plan room. The luxury kitchen is fitted with a range of modern storage cupboards with Dekton work surfaces over, twin undermount sinks with mixer tap over, boiling water tap and Insinkerator, Neff induction hob, twin eye level Neff electric ovens with hide and slide doors, steam oven and microwave, integrated Neff dishwasher, AEG tall fridge and freezer, spotlights, downlighters, oak flooring with underfloor heating, double glazed sliding doors giving access to the roof terrace.



**ROOF TERRACE** A fantastic space with decked seating areas, artificial lawn, and panoramic views of Lincoln Castle, Cathedral and the Bailgate.





OUTSIDE Bailgate Court is set within beautifully landscaped communal gardens with lawned areas, mature trees and seating areas. There is a secure gated car park with electric gates and three allocated parking spaces.

#### LEASEHOLD INFORMATION

Length of Lease - 999 years from and including 4th May 2022

Years Remaining on Lease - 996 years

Annual Ground Rent - £TBC

Ground Rent Reviewed - Annually

Annual Service Charge Amount - £5459.58 covering the period - 01.01.2025 to 31.12.2025

Service Charge Reviewed - Annually

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

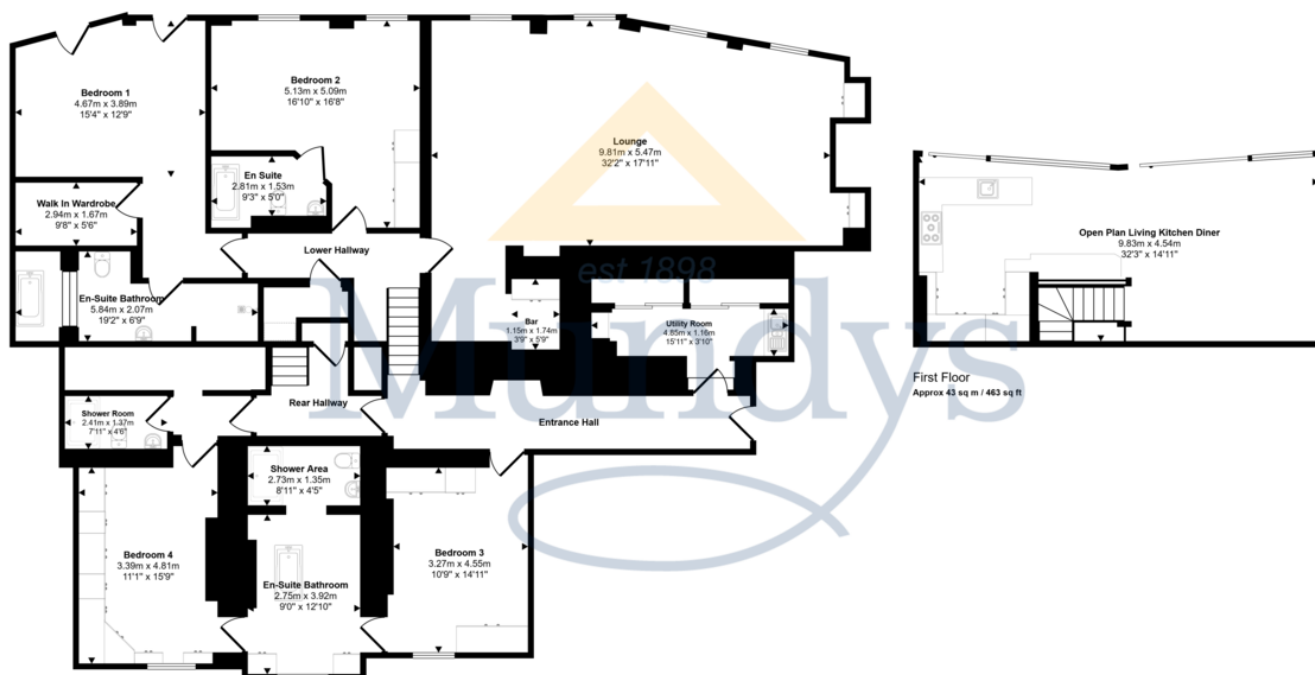
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Approx Gross Internal Area  
296 sq m / 3191 sq ft



Ground Floor  
Approx 253 sq m / 2728 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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