



Apartment 2 Bailgate Court,
Wordsworth Street

MOUNT & MINSTER



- Former 18th Century Grade II listed conversion
 - Two Bedrooms
 - Desirable Uphill Location
- Two allocated car parking spaces
 - Share of Freehold
- Electric gated access to gardens
 - En-Suite
 - Shower Room
 - Underfloor heating
- Visitor car parking spaces



MOUNT & MINSTER

INTRODUCTION

Bailgate Court is a Grade II Listed Building which is steeped in history. Built in 1776 as Lincoln County Hospital, but later in the 1870s became a theological college, and since 1995 it has been part of Lincoln University. In 2018/19 it was transformed into these impressive, private, luxury apartments retaining many of its original features including, generous proportions, sash windows and high ceilings.

This elegant two bedroom ground floor apartment boasts spacious accommodation throughout which has been designed to create the highest standard of luxury living whilst retaining a wealth of character. The accommodation briefly comprises of an impressive entrance communal hall which provide access to the ground floor apartment. The inner hallway provides access to the accommodation itself which briefly comprises of a large open plan kitchen with living room, utility room, two bedrooms, en-suite to main bedroom and a shower room.

LOCATION

The property is positioned within easy walking distance to Lincoln's Uphill Cathedral quarter which is rich in history, arts and culture. With a plethora of places to eat, drink and shop on your doorstep you may rarely feel the need to use your car. For a wider range of amenities, the city centre of Lincoln is a short walk which also has a wealth of high street shops, boutiques, restaurants and historical sights. 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.

OUTSIDE

The property has private electric gate access which leads to a parking area which has two allocated spaces along with visitor parking. In addition to the extensive communal grounds, the apartment also benefits from its own private walled courtyard garden.

SCHOOLS

There is an array of excellent nearby schools, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within walking distance, along with Westgate Academy rated Good by Ofsted, a state junior school. About 2.5 miles south of the property, there is The Priory Academy LSST, a state secondary, which is rated Outstanding.

ACCOMMODATION





Entrance Hall

2.41m x 2.03m

Kitchen

4.5m x 5.49m

Utility

1.98m x 1.76m

Bedroom One

6.28m x 4.1m

Lounge/Dining Room

5.17m x 8.3m

En-Suite

1.31m x 3m

Bedroom Two

5.16m x 3.99m

Shower Room

1.3m x 3.39m

COUNCIL TAX BAND

Council Tax Band: E
Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

TENURE

Leasehold with share of Freehold.

The lease has 243 years left as at the 1st January 2024. The Freehold is owned by the management company formed by 12 of the 13 apartments in equal shares. The service charge is around £3000 per year, and no ground rent is payable.

METHOD OF SALE

For sale by way of private treaty.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk



PARTICULARS

Drafted and photographs taken following clients' instructions of November 2023.

VIEWINGS

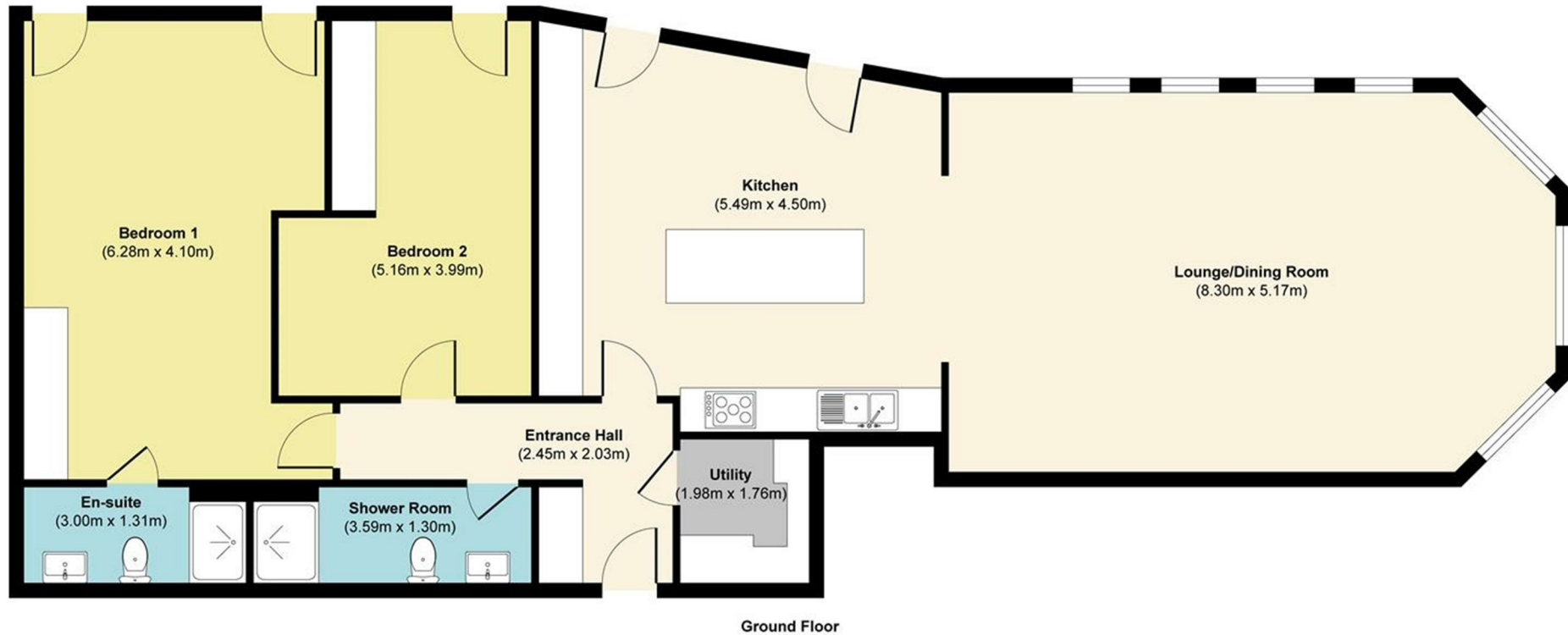
Strictly via the Agents: 01522 716204

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Apartment 2, Bailgate Court



Approx. Gross Internal Floor Area 127.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

