



Blenheim Square  
Lincoln

MOUNT & MINSTER



# Blenheim Square

## Lincoln

- Top floor apartment
- Two double bedrooms
- Open plan kitchen/lounge
- En-suite shower room
- Allocated car parking space
- Popular uphill location

### INTRODUCTION

This well presented top floor two bedroom apartment is located in an exclusive development in the Uphill area of Lincoln just off Burton Road with a allocated car parking space.

### 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 hall

Carpet storage cupboard

#### Hallway

Carpet, radiator, loft hatch, ceiling light.







### **Kitchen/lounge**

Wooden laminate flooring, range of wall and base units, roll top work surfaces over, stainless steel sink and drainer, uPVC double glazed window, ceiling light, integrated cooker with hob and extractor, integrated washing machine, space and plumbing for dishwasher, fridge and freezer, radiator, ceiling lights, uPVC double glazed French doors with Juliet balcony.

### **Bathroom**

Lino flooring, uPVC double glazed window, part tiled, bath with shower attachment over, low level WC, pedestal wash hand basin, extractor, radiator, ceiling light.

### **Bedroom One**

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

### **En suite**

Lino flooring, uPVC double glazed window, shower cubicle, window, low level WC, pedestal wash hand basin, extractor, ceiling light.

### **Bedroom two**

Carpet, uPVC double glazed window, ceiling light.

### **ENERGY PERFORMANCE CERTIFICATE**

Rating: C

### **COUNCIL TAX BAND**

Band: A

Lincoln City Council

### **TENURE**

Leasehold 250 years from 1st July 2006.

The current service charge is £700 per year (discounted to £600 per year if paid in full by 30th June).

There is currently no charge for Ground Rent.

The tenant is vacating on 31st July 2024. and is currently paying £700 pcm.

### **VIEWINGS**

Strictly by prior arrangement with the Sole Agent.

### **PARTICULARS**

Drafted following clients' instructions of February 2024.

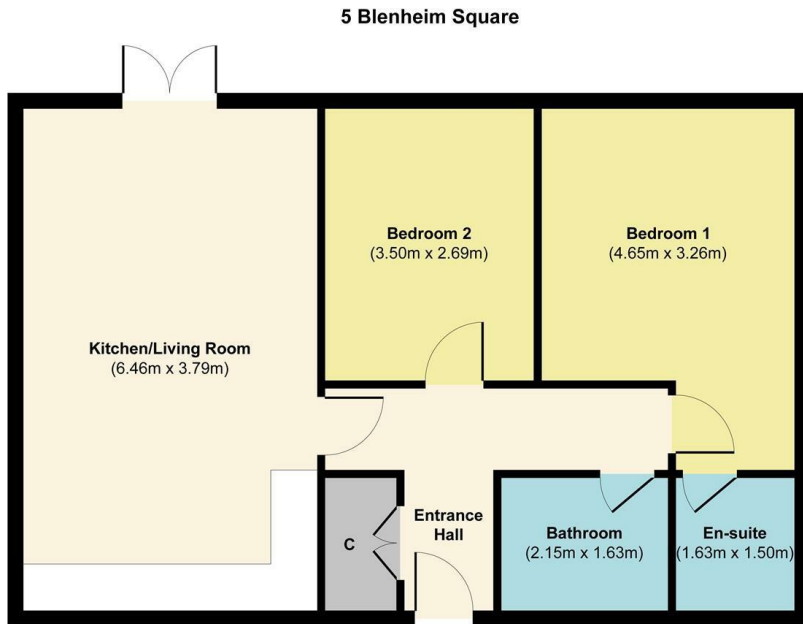
### **ADDITIONAL INFORMATION**

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

T: 01522 716204

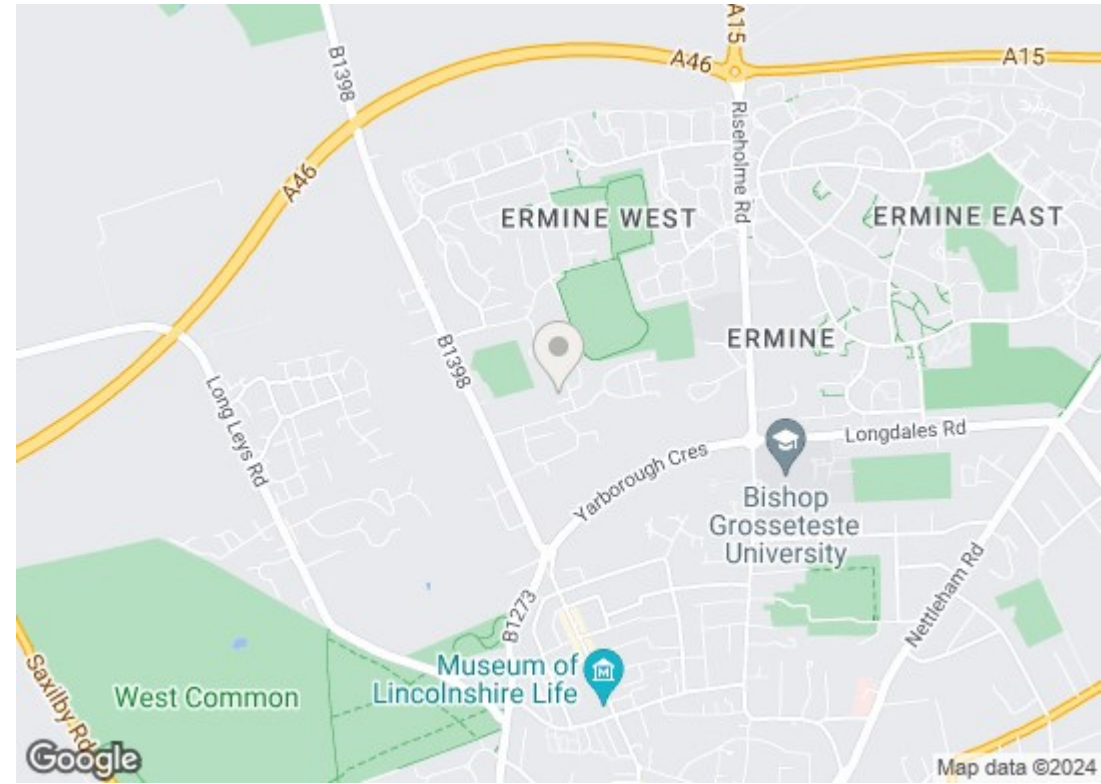
E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)





Floor Plan

Approx. Gross Internal Floor Area 64.21 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.  
 Registered in England and Wales. Registration Number: OC398777

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

