



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 washer/dryer, freestanding dishwasher, under counter 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.

VIEWINGS

Strictly by prior arrangement with the Sole Agent.

PARTICULARS

Drafted following clients' instructions of February 2024.

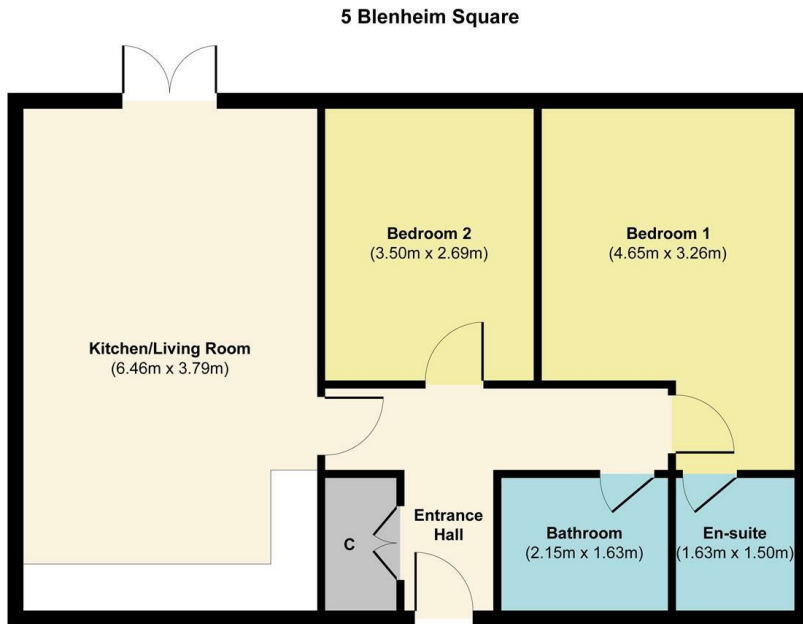
ADDITIONAL INFORMATION

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

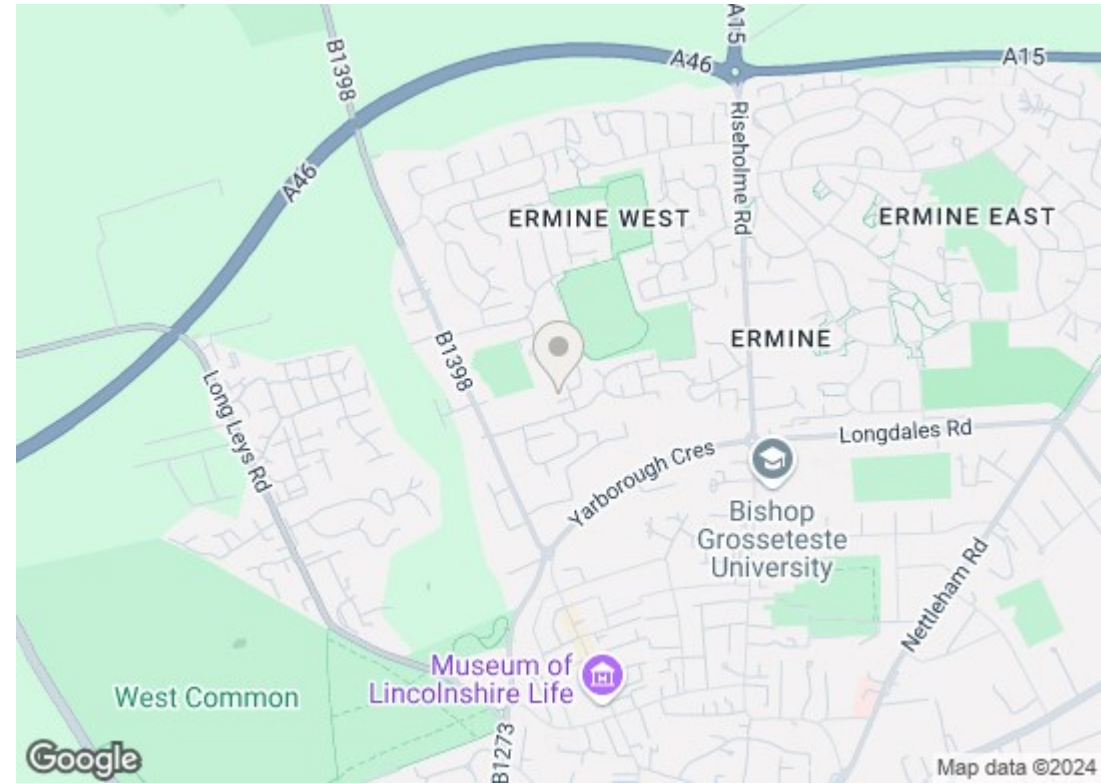
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Floor Plan
Approx. Gross Internal Floor Area 64.21 sq. m
 Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property



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

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

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