



Blenheim Square  
Lincoln

MOUNT & MINSTER



## INTRODUCTION

An opportunity to rent a spacious apartment in the Uphill area of Lincoln's historic cultural quarter. This property benefits from: Entrance Hall, Open Plan Kitchen Living Space, Family Bathroom and Two Bedrooms with Master having an Ensuite.

## 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 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, ceiling light, smoke detector, thermostat, telephone and integrated storage space with double doors.

### Open Plan Kitchen Living Space 6.4m x 3.2m (20'11" x 10'5" )

Wood laminate flooring, double glazed windows and double doors with Juliet balcony, ceiling lights, TV connection point, integrated fridge, freezer, washing machine, dishwasher and cooker.

### Family Bathroom 1.6m x 2.1m (5'2" x 6'10" )

Bath with mains shower, extractor fan, wash hand basin and WC.

### Master Bedroom 3.2m x 4.6m (10'5" x 15'1" )

Spacious with neutral decor, carpeted and double glazed awning window.

### Ensuite

The adjoining ensuite provides a walk in shower, extractor fan, double glazed frosted window, WC and wash hand basin.

### Bedroom Two 2.7m x 3.6m (8'10" x 11'9" )

Neutral decor, carpet, ceiling light and double glazed window.

## SERVICES

Mains gas, electricity, water and drainage. The agents have not tested the services.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: B

## COUNCIL TAX BAND

Council Tax Band: A

## VIEWINGS

Strictly by prior arrangement with the sole agent.

## PARTICULARS

Drafted following clients' instructions of 2018.

## ADDITIONAL INFORMATION

For further details, please contact the lettings team at Mount & Minster:

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