



62 Fairfax Street

MOUNT & MINSTER



# 62 Fairfax Street

- Ground Floor Apartment
- Two Bedrooms
- Kitchen; Lounge
- Ensuite; Bathroom
- Communal Garden
- No onward chain
- Views Of The River Witham
- Allocated car parking space

### INTRODUCTION

A well presented two bedroom apartment, situated close to Lincoln city centre, giving easy access to an excellent choice of local amenities including both primary and secondary schools with easy road and public transport links back into the city. Inside you'll find a spacious living room with French doors and river views, a modern kitchen with integrated appliances, master bedroom with en-suite shower room, bedroom two and bathroom. Outside there are Communal Gardens and an allocated parking space.

### LOCATION

The apartment is located close to the River Witham, with a bridge providing pedestrian access into Lincoln. 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

Briefly comprising, Lounge, Kitchen with integrated oven with hob and extractor hood over, integrated fridge and freestanding washing machine, Two Bedrooms, Ensuite and Bathroom.

### Entrance Hall

### Lounge

4m x 4.24m (13'1" x 13'10")





#### **Kitchen**

**3.01m x 2.10m (9'10" x 6'10")**

#### **Bedroom One**

**3.04m x 3.44m (9'11" x 11'3")**

#### **Ensuite Shower Room**

#### **Bedroom Two**

**2.27m x 2.87m (7'5" x 9'4")**

#### **Bathroom**

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: C

#### **COUNCIL TAX BAND**

Council tax band: A

#### **VIEWINGS**

Via agents, Mount & Minster LLP (01522 716204).

#### **METHOD OF SALE**

The property is offered for sale by private treaty.

#### **SERVICES**

Mains water, drainage, and electricity.

#### **TENURE**

Leasehold - 999 years from the 1st January 2005

£100 per annum advanced ground rent

£347.51 per quarter service charge.

#### **PARTICULARS**

Drafted following clients' instructions of April 2025.

#### **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.





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

