



Venables Way
Lincoln

MOUNT & MINSTER

Venables Way

Lincoln

- Popular Residential Area
- Close to Local Amenties
- Ground Floor Apartment
- Open Plan Living Room / Kitchen
- 2 Bedrooms
- Allocated Parking
- Viewing Advised

INTRODUCTION

An excellent opportunity to let this modern, ground floor apartment in a highly sought after area of Lincoln. The accommodation comprises: Open Plan Lounge Kitchen, Two Bedrooms and Bathroom.

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

Open Plan Lounge Kitchen

Bedroom One





Bedroom Two

Bathroom

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: B

VIEWINGS

Viewing via sole agents, Mount & Minster (01522 716204)

PARTICULARS

Drafted and photographs taken following clients' instructions of November 2021.

ADDITIONAL INFORMATION

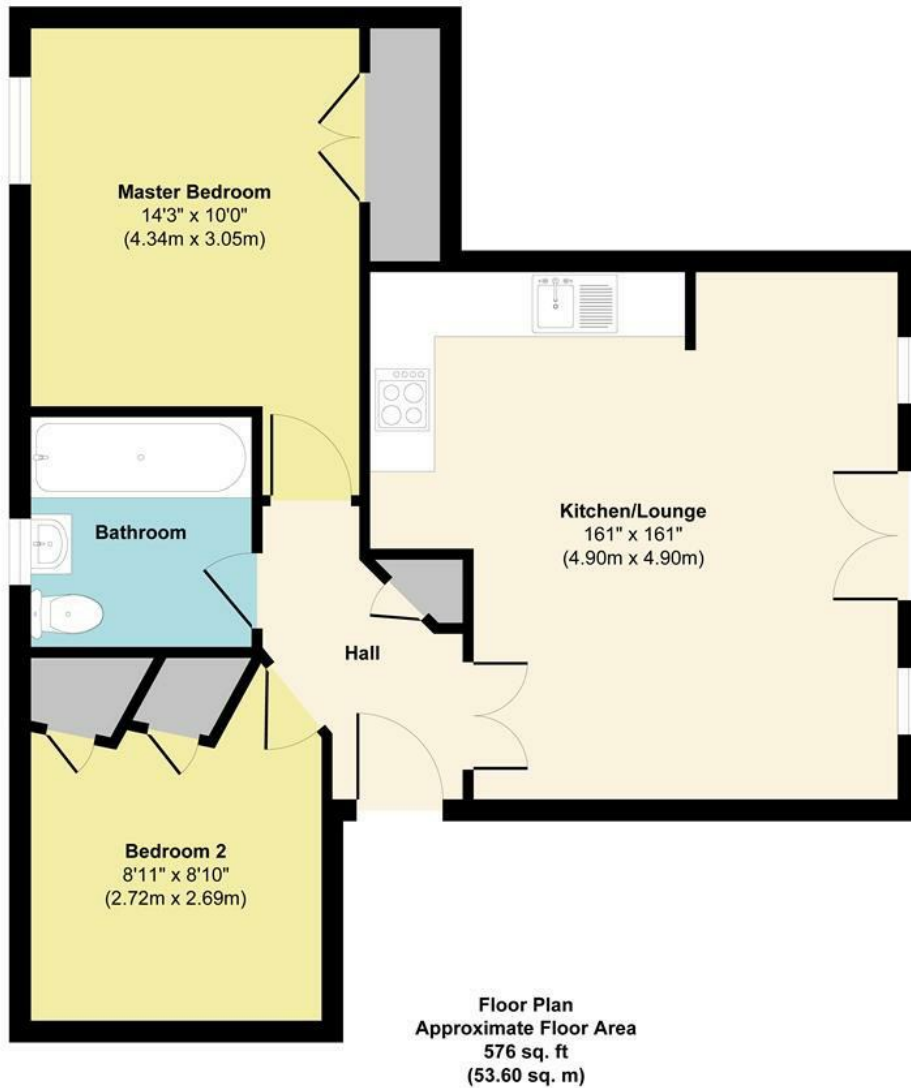
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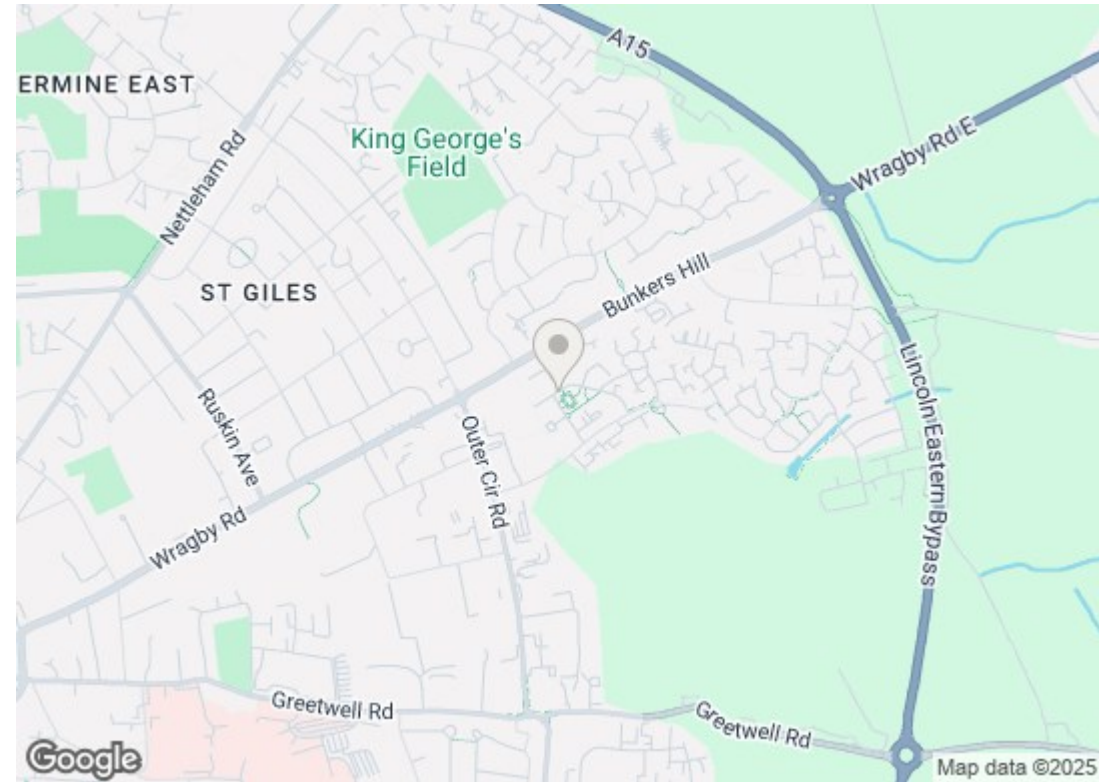
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Approx. Gross Internal Floor Area 576 sq. ft / 53.60 sq. m

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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