



St. Swithins Square, Lincoln, Lincolnshire, LN2 1HA

£375,000



City centre penthouse apartment with Cathedral views. This well presented apartment is being sold with no onward chain and also benefits from one allocated parking space. The property offers accommodation comprising of entrance hall, 23ft lounge diner, fitted kitchen with integrated appliances, shower room and bedroom to the ground floor. To the first floor there is the main bedroom and bathroom. Both floors benefit from a wrap around balcony.

Entrance Hall

12'1 x 9'6 (3.68m x 2.90m)

External door leading to hallway, stairs to first floor, two storage cupboards and doors leading to all rooms.

Lounge Diner

13'7 x 23'4 (4.14m x 7.11m)



Windows and external door to side elevation leading to balcony, underfloor heating and opening to kitchen.

Kitchen

8'5 x 10'5 (2.57m x 3.18m)



Window to side elevation and fitted with a range of wall and base units with worktops over, stainless steel sink with drainer, integrated electric hob, integrated electric oven, integrated dishwasher, integrated coffee machine, integrated microwave and underfloor heating.

Bedroom Two

11'5 x 12'5 (3.48m x 3.78m)



Windows to front and side elevation, door to balcony, built in wardrobe and underfloor heating.

Shower Room

6'9 x 6 (2.06m x 1.83m)



Fitted with corner shower, wash hand basin, low level WC and heated towel rail.

Landing

Doors to both rooms and storage cupboard.

Bedroom One
15'6 x 17'9 (4.72m x 5.41m)



Windows to front and side elevation, door leading to balcony, built in wardrobe and wall mounted heaters.

Bathroom
7'5 x 8 (2.26m x 2.44m)



Fitted with panel bath and integrated TV, shower cubicle, two wash hand basins, low level WC and heated towel rail.

Balcony

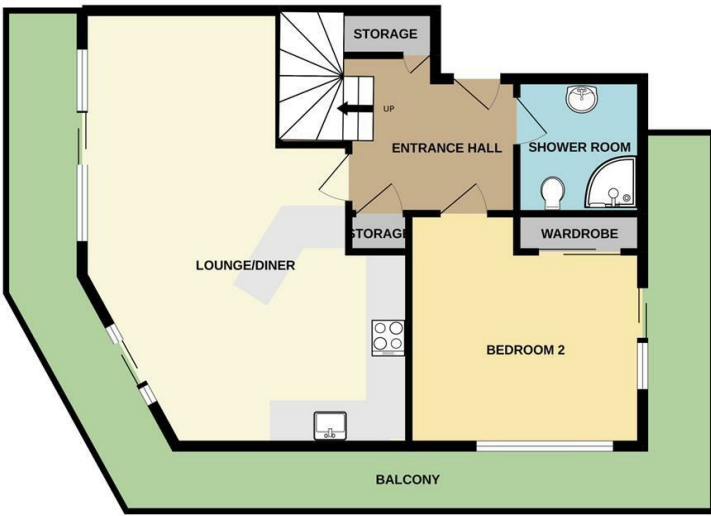


Full wrap around balcony to both floors with views of Lincoln's famous Cathedral.

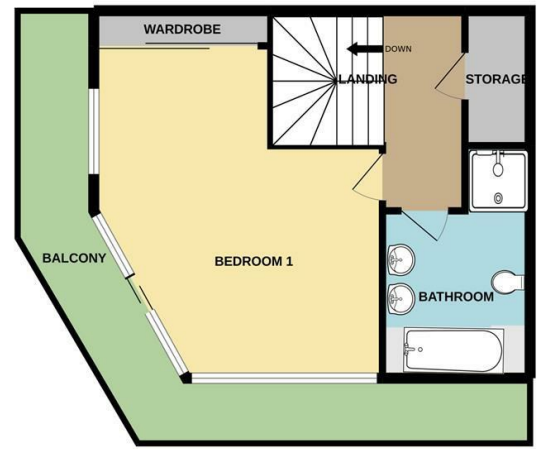
Agent Note
Lease Details: TBC

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GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

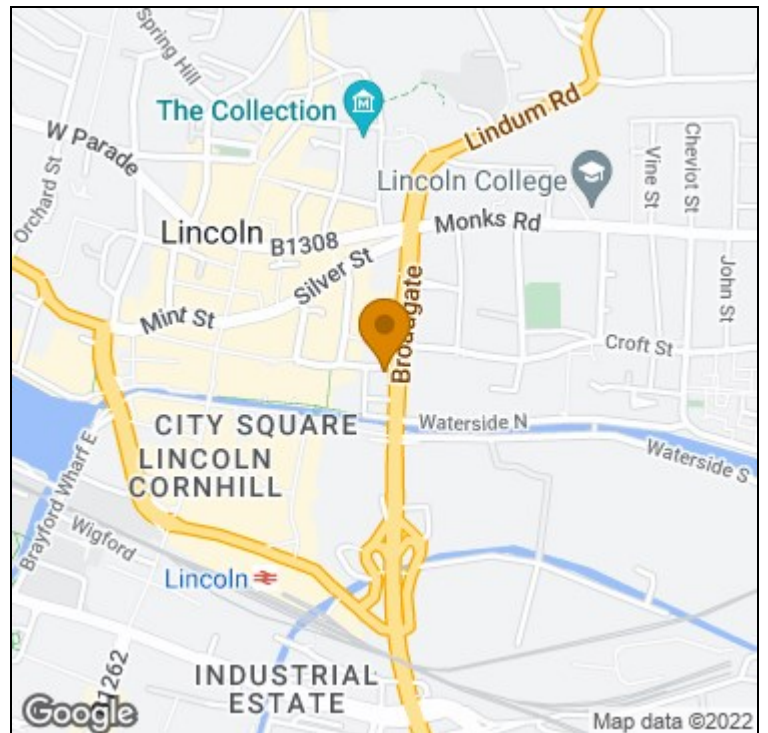


TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(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		



t: 01522516590 e: lincoln@newtonfallowell.co.uk

www.newtonfallowell.co.uk