



Wesleyan Court, Friars Mews, Lincoln



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£850 PCM

- **Video Tour Available**
- Two Bedroom Apartment
- Open Plan Living Dining Kitchen
- Council Tax Band: B
- City Centre Location
- Holding Deposit: £196.00
- Deposit: £980.00
- EPC rating B



First floor, two-bedroom apartment located within the city centre. The accommodation comprises: Communal Hall with lift and stairs, Entrance Hall, Open Plan Lounge/Kitchen, two Bedrooms and a Bathroom. Council Tax Band: B and EPC Rating: B. Holding Deposit: £196.00 and Deposit: £980.00. Available from September 2025.

Communal Hall

With lift and stairs.

Entrance Hall

With electric wall heater and built-in storage.

Open Plan Lounge/Kitchen

18'1" x 17'5" (5.5m x 5.3m)

Two windows to rear, electric wall heaters, range of base and eye level units with inset sink unit and built-in oven and hob.

Bedroom One

13'7" x 13'0" (4.1m x 4m)

Window to rear and electric wall heater.



Bedroom Two

11'10" x 8'2" (3.6m x 2.5m)

Window to rear and electric wall heater.

Bathroom

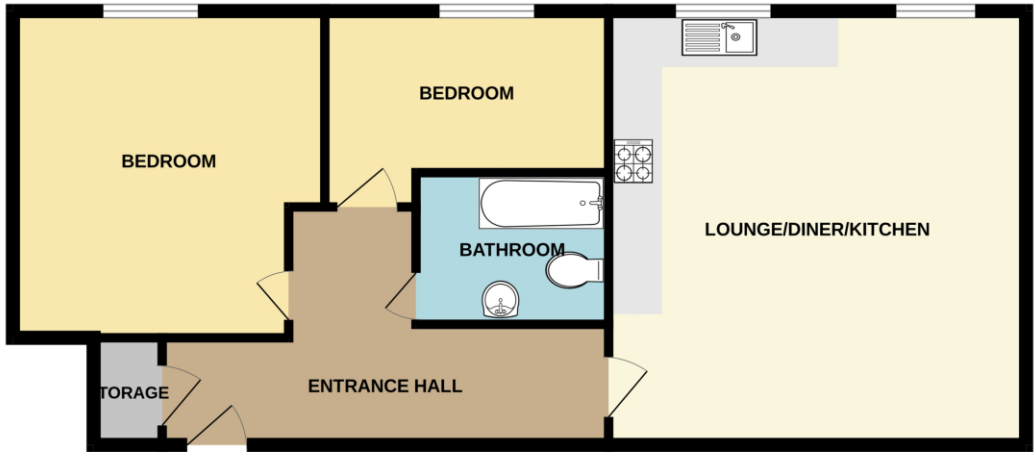
With electric towel radiator, wash basin, W.C and panelled bath with shower over.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

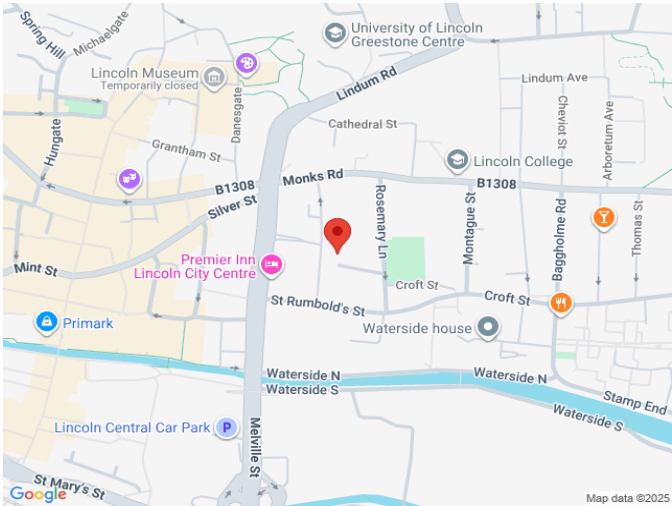
Floorplan

GROUND FLOOR



FRIARS MEWS, WESLEYAN COURT, LINCOLN LN2 5DB

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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