



- Top Floor Apartment
- Stunning West-Facing Viewing
- 1 Double Bedroom
- Impressive 27ft Max Living Area
- Spacious Bathroom
- Intercom Entry System
- Secure & Well Maintained Communal Areas
- NO CHAIN

The Pavilion, Uphill, LN1 3AH,
£150,000





FORMER SHOW APARTMENT WITH AMAZING VIEWS! Located within the popular uphill area of Lincoln is this very well presented and spacious top floor apartment which offers fantastic views over local roof tops and for many miles beyond. This apartment, formerly the show apartment, was built by reputable Lincoln builders Lindum Homes, and benefits from secure and well maintained communal areas with intercom entry system, as well as its own allocated parking space. Accommodation briefly comprises entrance hallway with surprisingly large storage cupboard and access to private loft space, impressive 27ft max open plan living area with Juliette balcony and large bay window offering stunning west facing views, generous double bedroom and spacious bathroom. In the agents opinion viewing is highly recommended! **NO CHAIN!** Council tax band: A. Leasehold.



Entrance Hallway

Having main entrance door, telephone for intercom entry system, access to private loft space, large walk-in airing cupboard with central heating boiler and ample storage space, laminate wood effect flooring and radiator.

Open Plan Living Area

27' 0" max x 13' 5" into bay (8.22m x 4.09m)

Having large west-facing bay window with stunning views over local rooftops and from miles beyond, French doors with Juliette balcony to front aspect, laminate wood effect flooring, 2 radiators, kitchen area with a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral full height fridge freezer, integral washing machine, 2 south-facing Velux windows and 2 radiators.

Bedroom

15' 2" max x 9' 10" (4.62m x 2.99m)

Having dormer window to front aspect, built-in wardrobe and radiator.

Bathroom

Having spacious 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, wash hand basin set in vanity unit, low level WC with concealed cistern, mosaic tile effect vinyl flooring, fully tiled walls, south-facing Velux window and extractor.

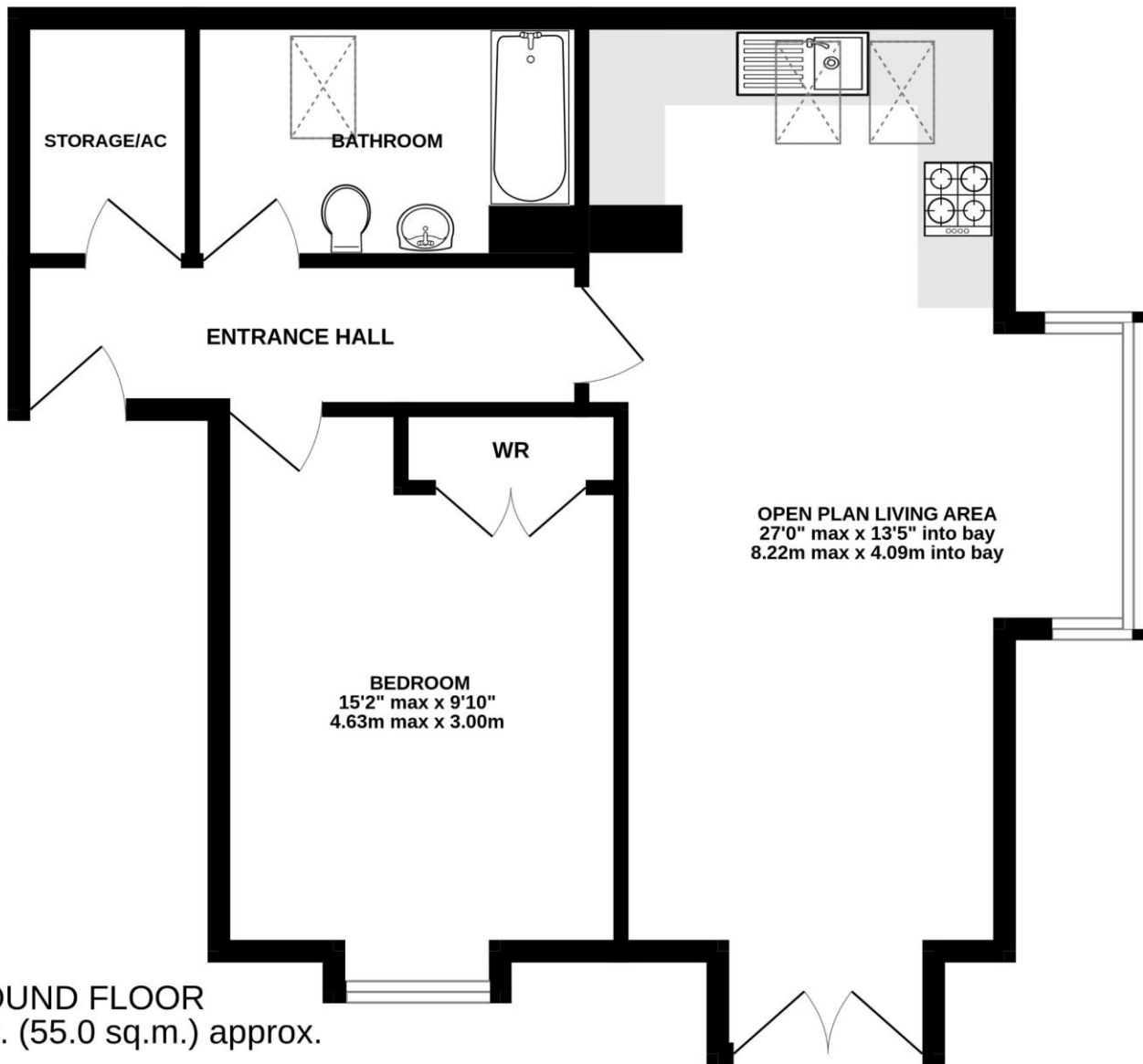
Outside

The property benefits from communal garden areas, secure bike store and it's own private allocated parking space.

Agents Note

The property is being offered for sale on a leasehold basis with a 125 year lease which commenced in January 2009. Service charges are applicable and amount to £850 per annum for the maintenance of all communal areas, buildings insurance, window cleaning and gardening.





GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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