



- Spacious 3rd Floor Apartment
- City Centre Location
- Tastefully Presented Throughout
- 2 Double Bedrooms
- 2 Bathrooms
- Impressive 23'6" Living Space
- South/West Facing Balcony
- Parking & Intercom Entry System

Thorngate House, St. Swithins Square, LN2 1HA,
Offers In Region Of £180,000



SUPERB CITY CENTRE APARTMENT! SOUTH FACING BALCONY! Located within the heart of Lincoln City Centre is this spacious and well presented third floor apartment on St Swithins Square. Thorngate House offers secure luxury living conveniently located with all of the city centre amenities only a short stroll away, and offers secure parking, concierge reception, lift access and video/intercom entry system. Accommodation briefly comprises entrance hallway, impressive 23'6 open plan living area with south-facing French doors leading onto spacious balcony, two double bedrooms, ensuite shower room to master bedroom and large bathroom with four piece bathroom suite. NO CHAIN! CALL TODAY TO ARRANGE A VIEWING! Council tax band: Leasehold.



Entrance Hallway

Having main entrance door, telephone and screen for intercom entry system, large storage cupboard and airing cupboard housing hot water cylinder.

Open Plan Living Area

23' 6" x 11' 5" (7.16m x 3.48m)

Having kitchen area with a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral dishwasher, integral fridge freezer, storage cupboard with plumbing for washing machine and shelving over, electric wall heater, west-facing window and south-facing French doors leading onto balcony.



Balcony

17' 6" x 5' 1" min (5.33m x 1.55m)

Being south/west-facing with timber decking flooring and aluminum and glass balustrade.

Master Bedroom

14' 5"max x 8' 10" (4.39m x 2.69m)

Having double built-in wardrobe, electric wall heater and west-facing window.



En-Suite

Having 3 piece suite comprising corner tiled shower cubicle with travertine tiled splash backs and mains fed shower, pedestal wash hand basin, low level WC, wood effect vinyl flooring, electric wall heater, heated towel rail and extractor.

Bedroom 2

9' 3" x 9' 0" (2.82m x 2.74m)

Having double built-in wardrobe, electric wall heater and west-facing window.



Bathroom

Having spacious 4 piece suite comprising corner shower cubicle with travertine tiled splash backs and mains fed shower, corner panelled bath with mixer taps over, pedestal hand wash basin unit, low level WC, part travertine tiled walls, wood effect vinyl flooring, electric wall heater, heated towel rail and extractor.

Communal Areas

The property benefits from secure entrance into concierge reception with lift access leading to the first floor. Door from reception area also leads to secure car parking area which benefits from vehicular access from Thorngate.

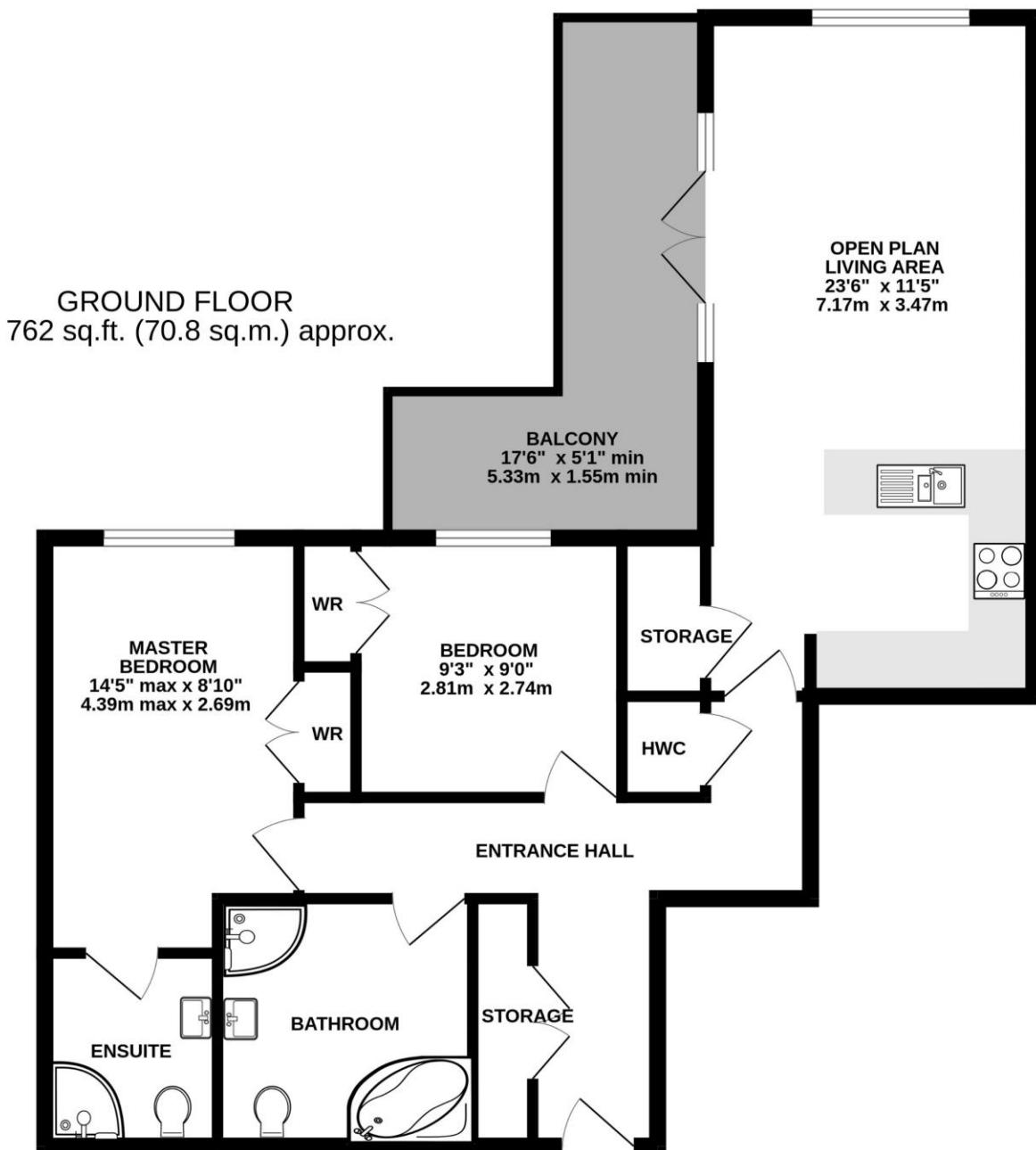
Agents Note

The property is being offered for sale on a leasehold basis. The 999 lease commenced in September 2018. Service charges are payable for the maintenance for communal areas and amounts to £2,789.78 per annum.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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