



- Duplex Apartment
- Stunning Cathedral Views!
- Very Well Presented Throughout
- 3 Double Bedrooms

- En-Suite & Balcony To Master
- Lift Access & Intercom Entry
- Secure Allocated Parking
- Gated Development

The Cloisters, Uphill, LN2 4AS,
£250,000 Leasehold





DUPLEX APARTMENT WITH STUNNING CATHEDRAL VIEWS! Starkey&Brown are pleased to offer for sale this top floor duplex apartment which has recently undergone a scheme of modernisation on The Cloisters, located within easy walking distance of Lincoln Cathedral, Lincoln Castle and the Bailgate area. Spacious accommodation briefly comprises a large entrance hallway, 26'1" living kitchen with recently remodelled kitchen, 2 double bedrooms and bathrooms to the lower level, and a beautiful top floor master suite with en-suite shower room and west-facing balcony facing Lincoln Cathedral. The property also benefits from intercom entry system and lift access to underground parking and is being offered for sale with no chain. Call today to arrange a viewing. Council tax band tax: D. Leasehold.



Entrance Hallway

Having main entrance door, telephone for intercom entry system, downlights, stairs rising to top floor and understairs storage cupboard.

Living Kitchen

26' 1" max x 9' 6" (7.94m x 2.89m)

Having kitchen area with a range of matching wall and base units, granite work surfacing with matching upstands, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral full height fridge freezer, integral dishwasher, integral washer dryer, ceramic tiled floor, LED downlights, radiator and lounge area with additional radiator.

Bedroom 2

16' 3" x 8' 10" (4.95m x 2.69m)

Having radiator.

Bedroom 3

10' 3" x 8' 10" (3.12m x 2.69m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower over, pedestal wash hand basin with tiled splash backs, low level WC, ceramic tiled floor, radiator, part tiled walls, downlights and extractor.

Top Floor Landing

Having door leading to master suite.

Master Bedroom

17' 0" max x 15' 0" max (5.18m x 4.57m)

Having fitted wardrobes, concealed Ideal condensing combination central heating boiler (installed approximately 2023). West-facing French doors with stunning Cathedral views and leading onto balcony.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower and sliding glass shower door, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, fully tiled walls, downlights and extractor.

Outside

The property is located in a secure gated development and benefits from intercom entry system and it's own allocated parking space within a basement level car park which benefits from lift access.

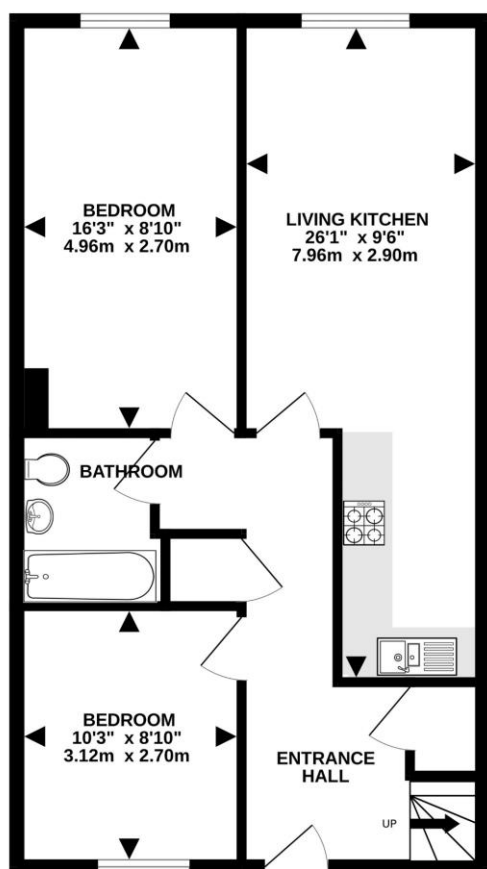
Agents Note

Service charges are payable for the maintenance of local communal areas and facilities and amounts to £136.58 pcm. Call today for further details.

Agents Note 2

The property benefits from a 999 year lease with commenced in February 2008.



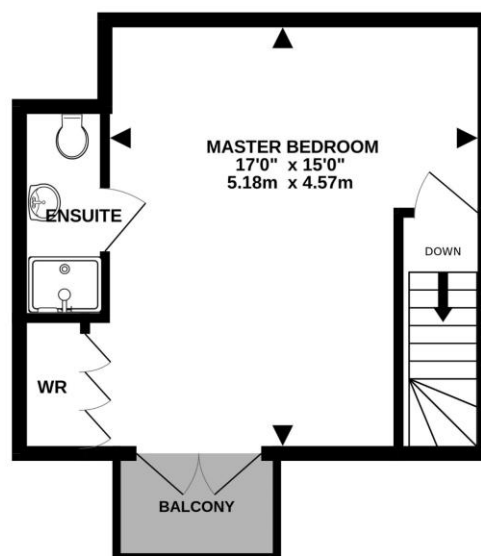


TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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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GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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 vendors/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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