



**St. Catherines Mews St. Catherines, Lincoln LN5 8JT**

**welcome to**

**St. Catherines Mews St. Catherines, Lincoln**

Early viewing is essential for this particularly spacious apartment situated within a popular residential area near to Lincoln City Centre and its many amenities. Enjoying open plan living, generous bedrooms and patio areas, this property additionally benefits from no onward chain.





## Communal Entrance Hall

### Entrance Hall

#### Lounge

19' 9" x 9' 8" ( 6.02m x 2.95m )

#### Dining Room

12' 10" max x 13' ( 3.91m max x 3.96m )

#### Kitchen

8' 7" x 8' 9" ( 2.62m x 2.67m )

#### Reception Room / Bedroom Three

15' 10" x 7' 9" ( 4.83m x 2.36m )

#### Bedroom One

11' 10" x 9' 1" max ( 3.61m x 2.77m max )

#### En Suite

#### Bedroom Two

9' 1" x 10' 8" ( 2.77m x 3.25m )

#### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **St. Catherines Mews St. Catherines, Lincoln**

- TWO / THREE BEDROOM LOWER FLOOR APARTMENT
- OPEN PLAN LIVING
- GENEROUS BEDROOMS WITH EN SUITE TO THE MASTER
- SOUGHT AFTER LOCATION NEAR TO LINCOLN CITY CENTRE
- LOCAL ACCESS TO A WIDE RANGE OF AMENITIES

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR120893](https://williamhbrown.co.uk/Property/LCR120893)



Property Ref:  
LCR120893 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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