



**Friars Mews,**  
Lincoln, Lincolnshire, LN2 5DB  
£127,500





**\*\*Virtual Viewing Available\*\*** Offered for sale with **NO CHAIN** this second floor apartment situated close to the city centre. The property has a communal hallway with lift and stairs to all floors and internally the property comprises: Hall, Open Plan Lounge/Kitchen with a Juliette Balcony, Two Bedrooms and a Bathroom.

Communal Hallway  
Lift and stairs to all floors.

Entrance Hall



Spacious Hallway with access to all rooms.

Lounge/Kitchen  
17'3" x 16'6" (5.26m" x 5.03m")



Window to front, French doors opening onto a balcony, range of base and eye level units with inset sink unit and a built-in oven, hob and hood. Large built-in airing cupboard and an electric wall heater.

Bedroom One  
12'5" x 11'8" (3.78m" x 3.56m")



Window to front and an electric wall heater.

Bedroom Two  
11'9" x 6'4" (3.58m" x 1.93m")



Window to front and an electric wall heater.

Bathroom  
6'7" x 6'1" (2.01m" x 1.85m")



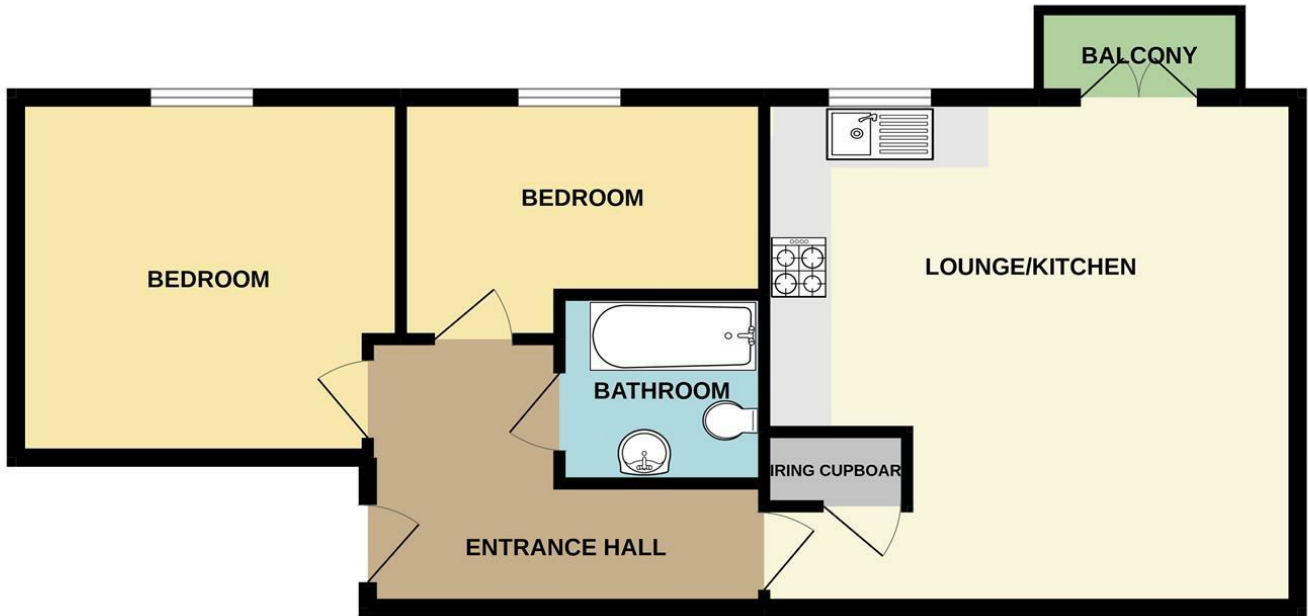
Electric towel radiator, panelled bath with shower over, wash basin and W.C.

## 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.

# GROUND FLOOR

626 sq.ft. (58.1 sq.m.) approx.

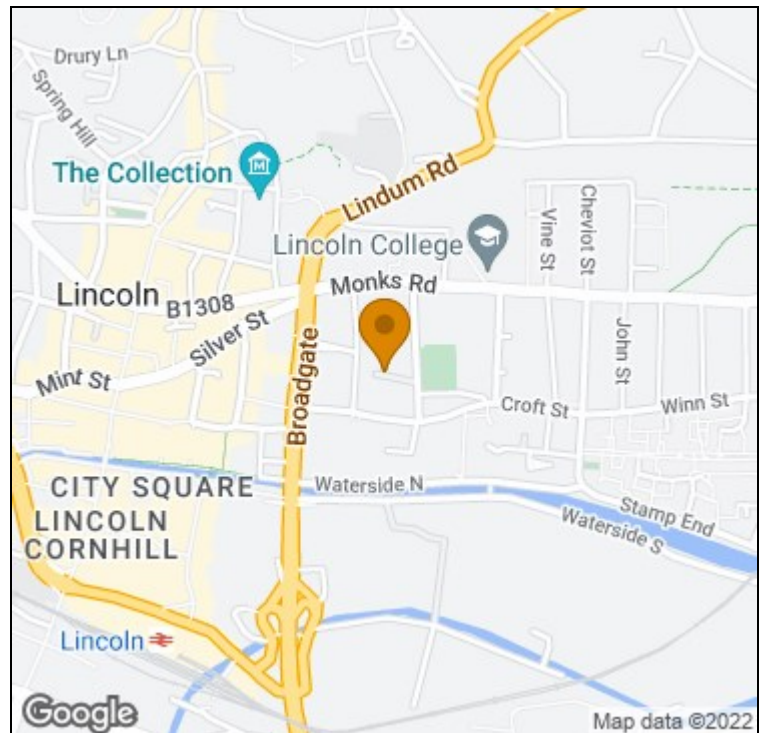


TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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