



## Friars Mews, Wesleyan Court, Lincoln



**£113,500**

- \* VIDEO VIEWING AVAILABLE \*
- Second Floor Apartment
- Lift Access
- Two Bedrooms
- Open Plan Living Space
- City Centre Location
- Leasehold, No Chain
- EPC rating B



Offered for sale with no chain this second floor apartment is located in a city centre development with lift access to the accommodation. The property comprises of entrance hall, open plan living space with fitted kitchen, two double bedrooms and bathroom.

### Entrance

The property is entered via a secure intercom to the ground floor with a lift or stairs to access the second floor.

### Hallway

### Open Plan Living Space

16'0" x 17'0" (4.9m x 5.2m)

With two window to the front elevation and wall mounted electric panel heaters.

### Kitchen Area

With window to the front elevation, range of base and eye level units with worktop, splashback, stainless steel sink, built in electric oven, electric hob, stainless steel chimney style extractor and plumbing for washing machine.

### Bedroom One

11'0" x 13'0" (3.4m x 4m)

With window to the front elevation and electric panel heater.





### Bedroom Two

8'0" x 11'0" (2.4m x 3.4m)

With window to the front elevation and electric panel heater.

### Bathroom

5m x 8m (16'5" x 26'2")

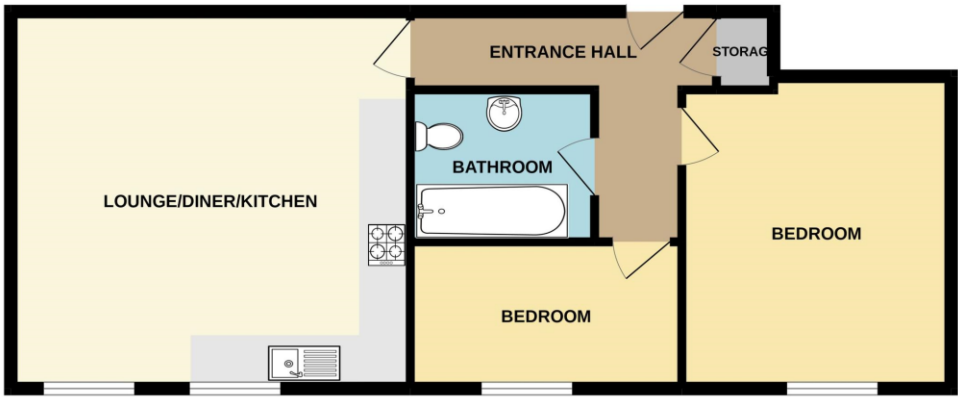
With three piece suite comprising of panelled bath and rainfall shower head, pedestal wash basin, low level wc and electric panel heater.

### Agent Notes

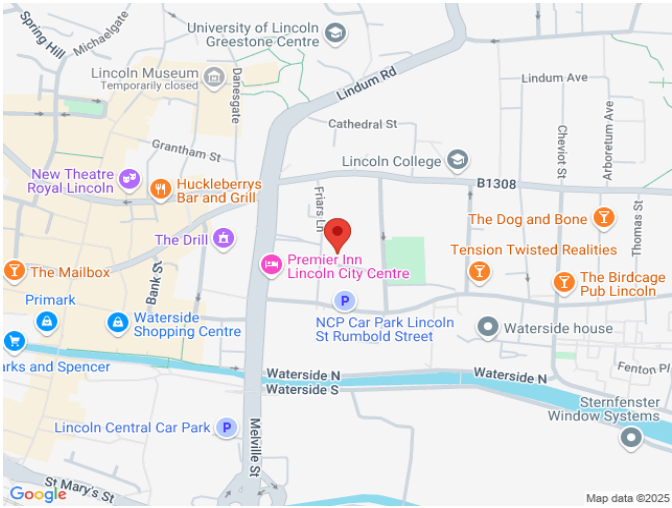
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# Floorplan

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



FRIARS MEWS, WESLEYAN COURT, LINCOLN LN2 5DB  
TOTAL FLOOR AREA : 652 sq.ft. (60.6 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) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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