



Friars Mews, Wesleyan Court,  
Lincoln



**£115,000**

- VIDEO VIEWING AVAILABLE
- Ground Floor Apartment
- Own Private Entrance
- Parking Space
- 27ft Open Plan Living
- Two Bedrooms
- Leasehold
- EPC rating C



**\*VIDEO VIEWING AND PHYSICAL VIEWINGS AVAILABLE\*** Available with its own PRIVATE ENTRANCE and PARKING SPACE this ground floor apartment is offered for sale with no chain. Within easy walk of the city centre the property comprises of entrance hall, 27ft open plan living space with fitted kitchen, two double bedrooms and bathroom.

**Entrance 0'0" x 0'0" (0.00m x 0.00m)**

The property has its own private entrance door with hallway leading to all rooms with wall mounted electric panel heater.

**Open Plan Living Area 26'0" x 12'0" (7.9m x 3.7m)**

With french doors to the front elevation and two electric panel heaters.

**Kitchen Area 0'0" x 0'0" (0.00m x 0.00m)**

With base and eye level units with worktop, sink, tiled splashback, built in electric oven, hob with extractor, plumbing for washing machine and dishwasher.

**Bedroom One 12'0" x 11'0" (3.7m x 3.4m)**

With window to the rear elevation and wall mounted electric panel heater.



**Bedroom Two 11'0" x 10'0" (3.4m x 3m)**

With window to the rear elevation and wall mounted electric panel heater.

**Bathroom 7'0" x 6'0" (2.1m x 1.8m)**

With window to the rear elevation, wall mounted panel heater with towel rail, panelled bath with shower, low level wc and washbasin.

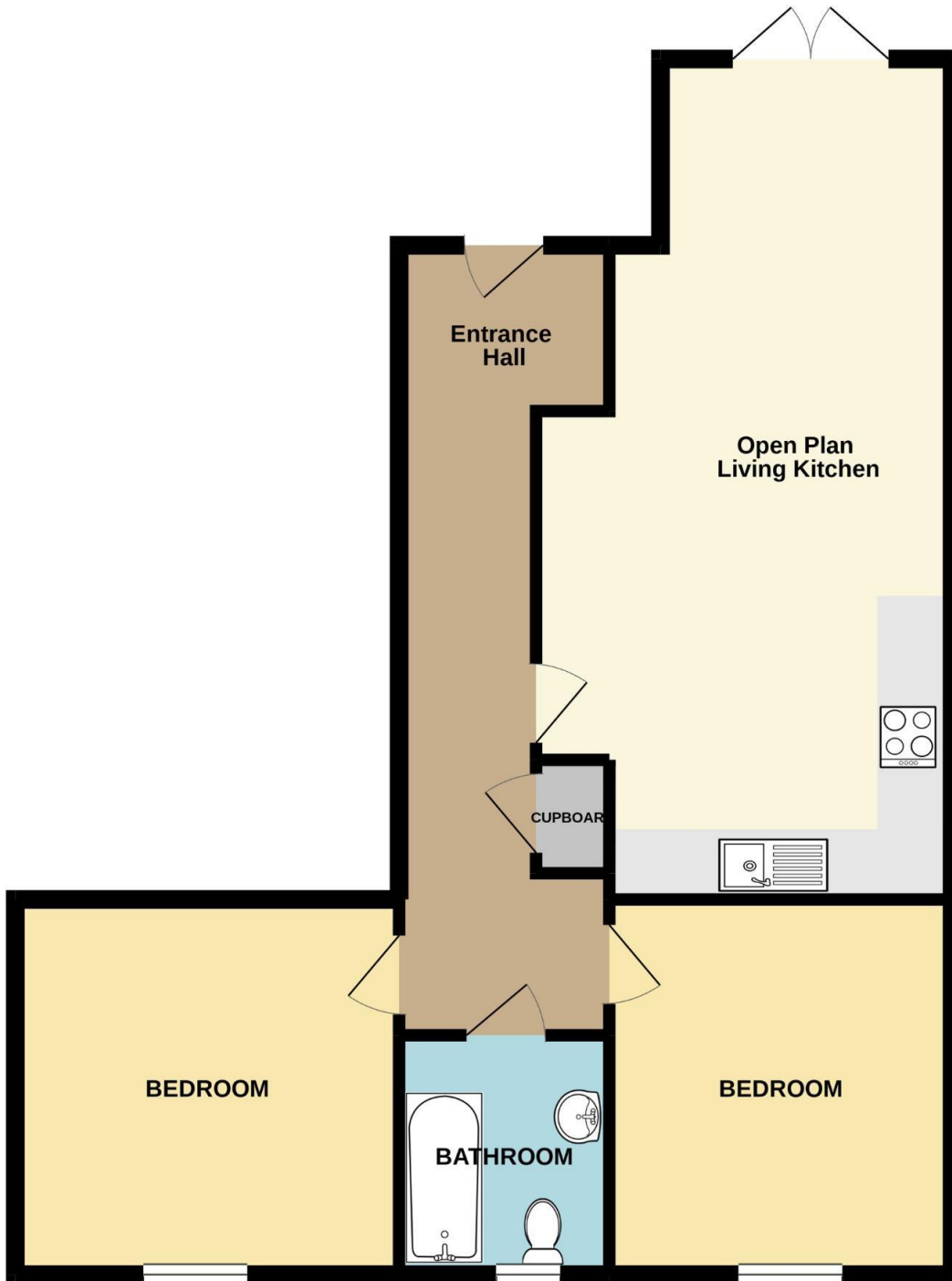
**Outside 0'0" x 0'0" (0.00m x 0.00m)**

To the front of the property there is allocated parking.

**Agent Notes 0'0" x 0'0" (0.00m x 0.00m)**

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  
767 sq.ft. (71.2 sq.m.) approx.



FRIARS MEWS, LINCOLN

TOTAL FLOOR AREA : 767 sq.ft. (71.2 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>	79	84
(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	



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