



Wesleyan Court, Lincoln



Offers in excess of £100,000

- Virtual Viewing Available
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living Space
- City Centre Location
- Allocated Parking Space
- Leasehold
- EPC rating C



Newton Fallowell are pleased to offer for sale, this ground floor apartment located in a city centre development with its own private entrance and allocated off road parking space. The property comprises of entrance hall, open plan living space with fitted kitchen and French doors, two bedrooms, and bathroom. EPC Grade C.

Entrance Hall

Spacious Hallway with door to front and built-in airing cupboard.

Lounge/Kitchen 21'8" x 12'7"

French doors to front elevation, electric wall heaters, range of base and eye level units with built-in oven and hob and an inset sink unit.

Bedroom One 12'3" x 11'10"

Window to rear and an electric wall heater.

Bedroom Two 11'10" x 10'4"

Window to rear and an electric wall heater.



Bathroom

Window to rear, electric towel radiator, wash basin, W.C and panelled bath with shower over.

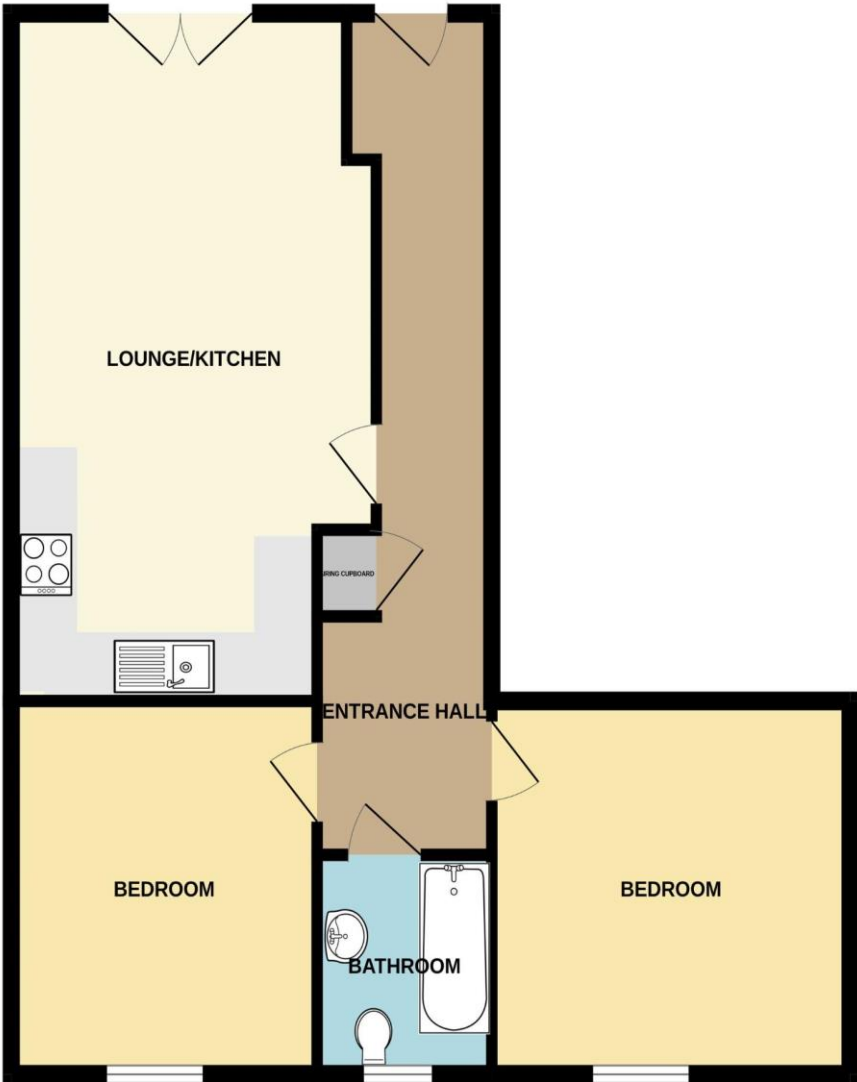
Outside

There is an allocated parking space adjacent to the property.

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



FRIARS MEWS, LINCOLN, LN2 5DB

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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