



Blenheim Square, Lincoln



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**£149,950**

- Second Floor Apartment
- Two Double Bedrooms
- Bathroom & Ensuite
- Open Plan Living Kitchen with Appliances
- No Chain
- Allocated Off Road Parking Space
- Leasehold
- EPC rating C



Well Presented, Top Floor TWO DOUBLE Bedroom Apartment with Allocated Parking situated in a popular Uphill location within walking distance to Burton Road amenities. For sale with NO ONWARD CHAIN. The accommodation comprises Entrance Hall, Open Plan Living Kitchen with Integrated Appliances and Juliette balcony, Bathroom and Two Double Bedrooms the master with Ensuite facilities. One Allocated parking Space available.

#### Entrance Hall/Communal Entrance

Secure communal entrance with Intercom, apartment on the top floor. Front door through to main Entrance Hall.

#### Open Plan Kitchen Living Area 6.42m x 3.27m (21'1" x 10'8")

Large Open Plan, Lounge/ Kitchen and Dining Area with Juliette Balcony.

The kitchen comes with a range of fully fitted eye and base level units, Oven, Hob and Extractor with Integrated Dishwasher and Washing Machine.

#### Bedroom One 3.50m x 3.25m (11'6" x 10'8")

With radiator and window. Door through to the En-Suite.



**Ensuite 1.73m x 1.52m (5'8" x 5'0")**

Consisting of WC, Hand Basin and Shower cubicle.

**Bedroom Two 3.48m x 2.69m (11'5" x 8'10")**

With radiator and window.

**Bathroom 2.16m x 1.68m (7'1" x 5'6")**

With WC, Hand Basin and bath with Shower Attachment Over.

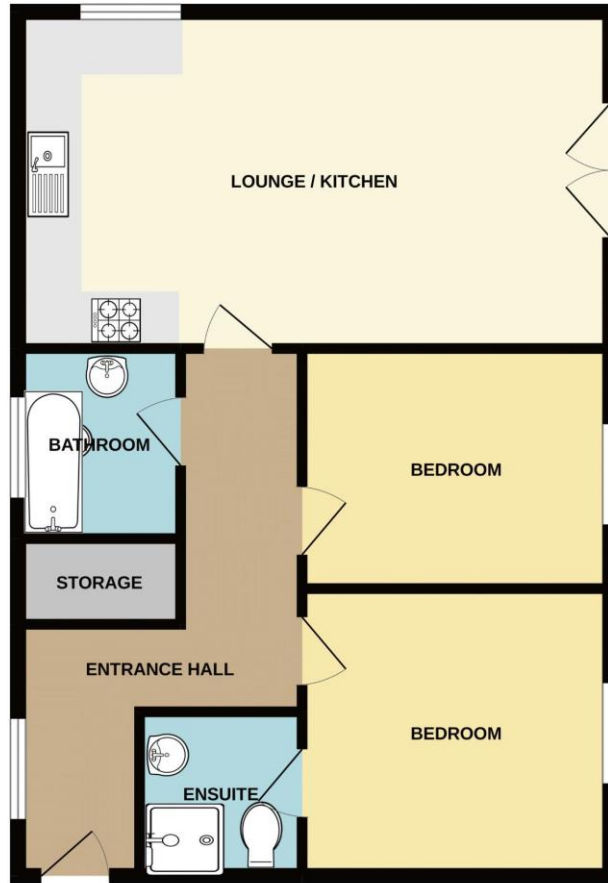
**Outside**

One Allocated Parking space in the car parking area to the front of the building.

**Agents Note**

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**GROUND FLOOR**  
691 sq.ft. (64.2 sq.m.) approx.



6 BLENHEIM SQUARE, LINCOLN LN1 3UN

TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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