



Blenheim Mews, Lincoln



£135,000

- Bay Fronted Ground Floor Apartment
- Two Double Bedrooms
- Recently Updated Four Piece Bathroom
- 32ft Open Plan Living Kitchen
- Gas Central Heating
- City Centre Location
- Leasehold
- EPC rating C



Well Presented Ground Floor TWO DOUBLE BEDROOM Bay Fronted Apartment. Conveniently located for amenities, the city centre and Lincoln University. The accommodation comprises Entrance Hall with storage, Open Plan Living Kitchen, Two Double Bedrooms and Recently Updated Bathroom.

Entrance Hall

Laminate flooring, radiator, built in storage cupboard and built in double storage cupboard housing the wall mounted gas central heating boiler.

Living Area 10'9" x 19'9" (3.3m x 6m)

Bay fronted window to rear aspect and radiator.

Kitchen 6'10" x 13'0" (2.1m x 4m)

Fitted with a range of wall and base units with work surface over and stainless steel drainer sink unit. Fitted oven, four gas burner hob and extractor hood over. Space and plumbing for washing machine.

Bedroom One 10'3" x 10'7" (3.1m x 3.2m)

Bay window to front aspect and radiator.



Bedroom Two 8'8" x 10'4" (2.6m x 3.1m)

Window to side aspect and radiator.

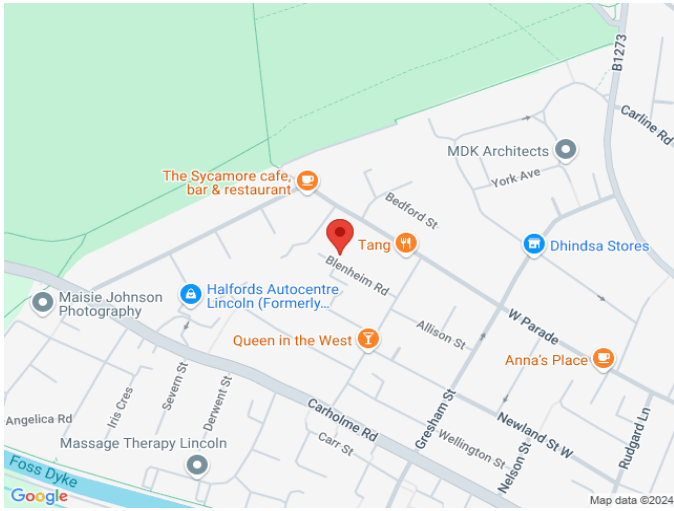
Bathroom 7'5" x 9'8" (2.3m x 2.9m)

Fitted with a low level wc, wash hand basin, panelled bath and shower cubicle. Part tiled walls, tiled flooring, chrome heated towel rail and extractor fan.

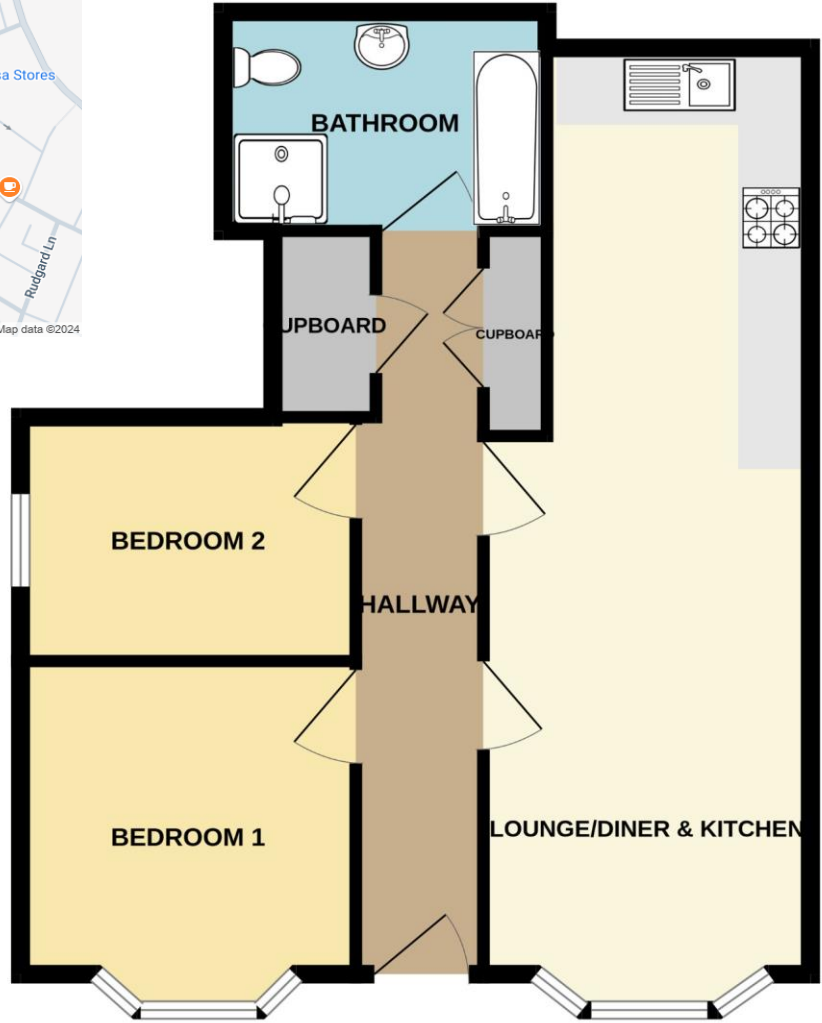
Agents Note

Please contact the agent for leasehold information.

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GROUND FLOOR



2 BLENHEIM MEWS, LINCOLN LN1 1NH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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