



Bailgate Court, Wordsworth Street, Uphill Lincoln

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£1,050,000



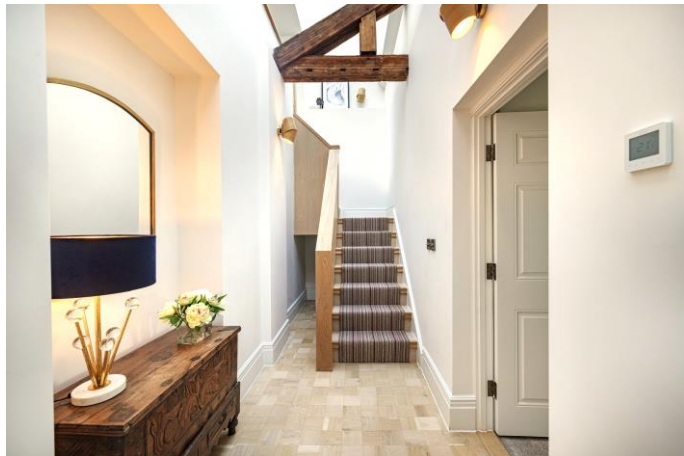
## Key Features

- Luxurious and Spacious Penthouse Apartment
- Stunning Position
- Cathedral and Castle Views
- Open Plan Kitchen Dining Living
- Three Ensuted Bedrooms
- Parking for Two Cars and Additional visitor parking
- Underfloor Heating Throughout





Luxurious Penthouse Apartment within Bailgate Court, a Grade II Listed Building uniquely positioned at the top of Steep Hill. Bailgate Court has had various uses since it was built in 1777 as Lincoln County Hospital. In the 1870s the building became a theological college, and since 1995 it was part of Lincoln University. In 2018 it was transformed by Grimsby-born property developer Dean Draper of Peach Estates formed a joint company, Bailgate Court Ltd, with developers Philip Good and Colin Holden into these impressive, private, luxury apartments with a superb modern addition to the rear.



The apartments accommodation comprises of Entrance Hall, Open plan Living Kitchen Diner with views over the city, Two Bedrooms, both with En-Suite, Utility and WC to the ground floor. To the first floor there is a further Bedroom with En-Suite with views of Lincoln's Cathedral and Castle. Externally there is a spacious Balcony to Bedroom Two. The Apartment comes with two allocated parking spaces, located in the communal gated car park and storage unit located in the basement of the building.



Directly beside the quaint shops and restaurants in the Bailgate area of 'Uphill' Lincoln, it is also easy to access excellent schools and 'Downhill' Lincoln with its main shopping area, the train station and university.

Lincoln is a vibrant city with a rich and interesting history. During the Roman era Lincoln was known as 'Lindum Colonia' developed from an Iron Age Settlement on the River Witham. The two most notable attractions are the spectacular 11th century Cathedral and the Castle close to Bailgate

Court in the city's cultural Cathedral Quarter. Lincoln has two universities, the University of Lincoln and Bishop Grosseteste, and the city is full of a diverse range of shopping. The Bailgate is the Uphill section of Lincoln where you can enjoy walking around the castle gardens and cathedral, and the popular Bailgate shopping area - quirky streets full of specialist shops including boutiques, antique shops, crafts, book and gift shops, not to mention tea rooms and restaurants. These quaint shops are surrounded by the remains of medieval Lincoln, black timber-framed buildings and even some hidden Romans remains. Enjoy regular artists' and farmers' markets in the Castle Square as well as the annual Christmas Market, always a fabulous event. It also has the Usher Art Gallery and The Collection Museum slightly further down the hill.

For direct commuting to London, there are daily trains from Lincoln to London Kings Cross (travel time approximately 2 hours). The A15 northwards provides easy access to the M180 motorway network and Humberside Airport, whilst it is also within easy reach of the A1 at Markham Moor along the A57 westwards, and the A1 at Newark via the A46.

### Communal Entrance

There are three communal entrances, all with coded entry. Stairs and elevator to all floors.

### Apartment Entrance 7.48m x 3.41m (24'6" x 11'2")

External to to communal hall, luxury wooden floor with underfloor heating, decorative skirting boards, oak staircase, exposed beams and glass ceiling.







### Open Plan Living Kitchen Diner 9.7m x 6.01m (31'10" x 19'8")

Windows to both side aspects and window to front aspect with views over the city. Luxury wooden flooring with underfloor heating and exposed beams. Fitted with a bespoke range of modern wall and base units with worktops over, inset sink with drainer, integrated fridge, freezer, dishwasher and wine fridge, two fold away Neff ovens, Neff five ring induction hob with extractor over, and pantry cupboard.

### Utility Room 2.49m x 1.68m (8'2" x 5'6")

Fitted with a range of wall and base units with worktops over, inset sink, space and plumbing for both washing machine and tumble dryer, and storage cupboards.

### Master Bedroom 5.85m x 4.78m (19'2" x 15'8")

Dual windows to front aspect with views over the city, decorative skirting boards, built in wardrobes, dressing table, and underfloor heating.

### En-Suite 2.21m x 4.78m (7'4" x 15'8")

Window to front aspect and underfloor heating. Fitted with walk in shower with rainfall shower, his and her sinks with vanity unit beneath, low level WC, inset vanity cupboard with mirror and feature bath.

### Bedroom Three 4.46m x 3.44m (14'7" x 11'4")

Window to side aspect, vaulted ceiling with exposed beams and underfloor heating.



### En-suite 2.21m x 4.48m (7'4" x 14'8")

Window to side aspect. Fitted with walk in shower with rainfall shower head, low level WC, wash hand basin with vanity unit beneath, inset vanity unit with mirror and underfloor heating.

### Bedroom Two/ Living Area 7.15m x 4.68m (23'6" x 15'5")

Glass feature wall with french doors leading to spacious balcony. Fitted bar area with sink and drainer, and wine fridge.

### En-Suite 1.54m x 2.52m (5'1" x 8'4")

Fitted with walk in shower with rainfall shower, wash hand basin with vanity unit beneath, low level WC, and heated towel rail.



### Balcony

Power sockets and views of Lincolns Cathedral and Castle.

### Allocated Parking

Two allocated parking spaces, located in gated communal car park.

### Agent Notes

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### Lease Details

Please contact us for full lease details.



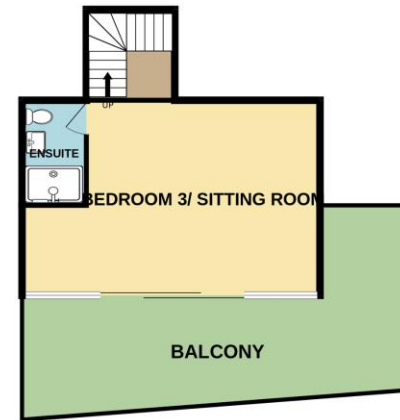




GROUND FLOOR  
1486 sq.ft. (138.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.0 sq.m.) approx.



12 BAILGATE COURT,

TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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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