



Wesleyan Court, Lincoln



2



1



1

£112,500



Key Features

- First Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Bathroom
- City Centre Location
- No Onward Chain
- EPC rating B
- Council Tax Band B





Newton Fallowell are pleased to offer for sale this first floor, two bedroom apartment located in the city centre. The accommodation comprises: Communal hall with lift and stairs, Entrance Hall, Open Plan Lounge/Kitchen, two Bedrooms and a Bathroom.

Communal Hall

With lift and stairs.

Entrance Hall

With electric wall heater and built-in storage.

Open Plan Lounge/Kitchen 17'5" x 18'1" (5.3m x 5.5m)

Two windows to rear, electric wall heaters, range of base and eye level units with inset sink unit and built-in oven and hob.

Bedroom One 13'0" x 13'7" (4m x 4.1m)

Window to rear and electric wall heater.

Bedroom Two 8'2" x 11'10" (2.5m x 3.6m)

Window to rear and electric wall heater.

Bathroom

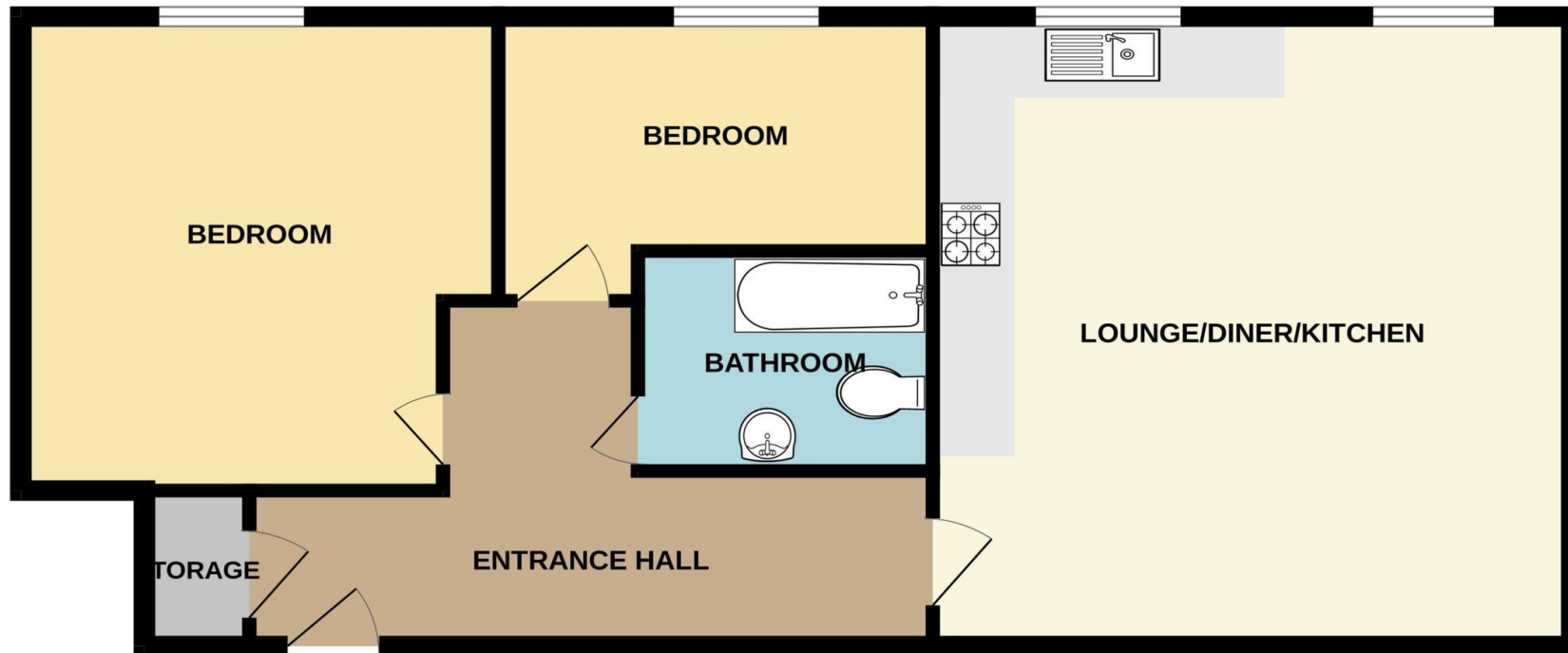
With electric towel radiator, wash basin, W.C and panelled bath with shower over.

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.

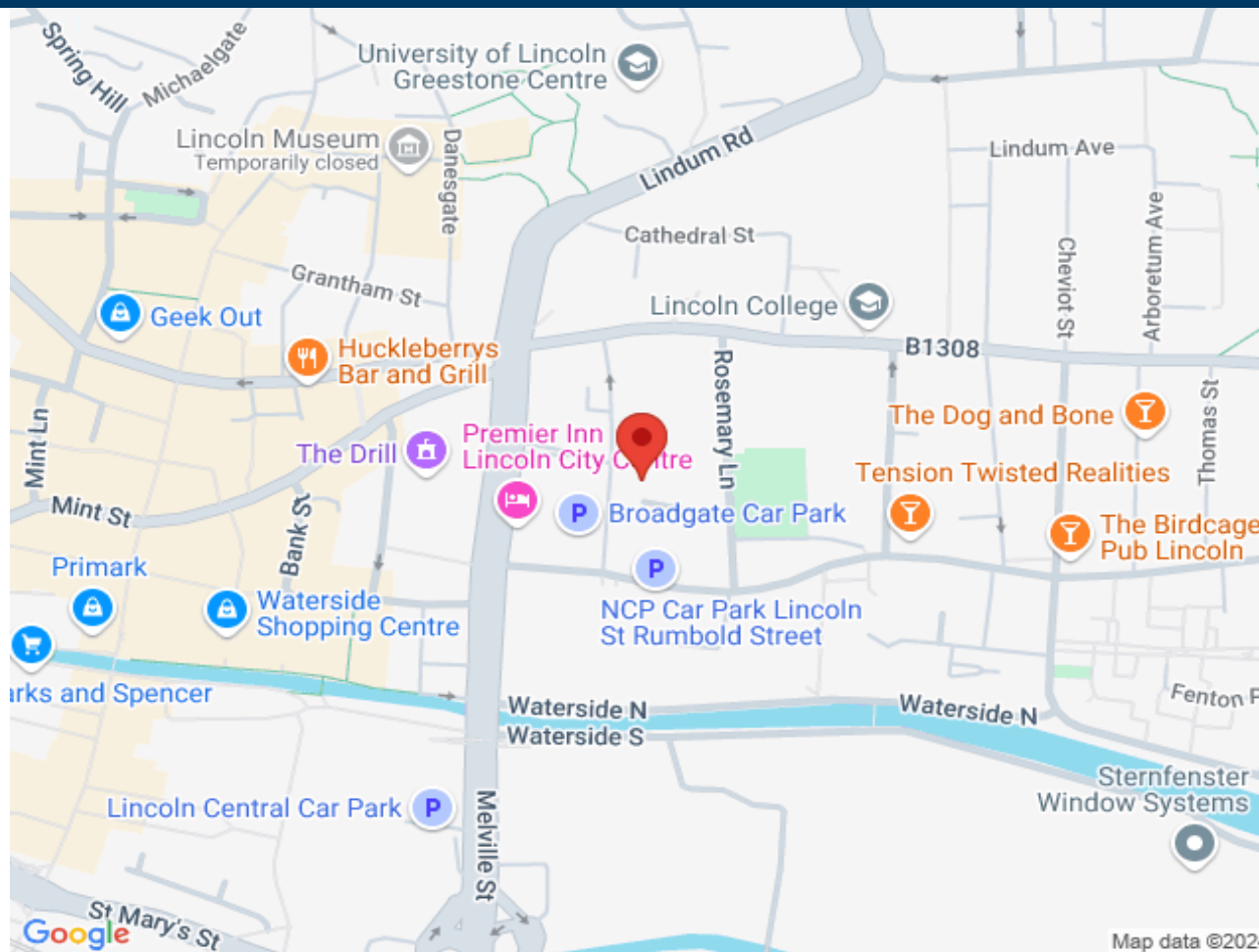


GROUND FLOOR



FRIARS MEWS, WESLEYAN COURT, 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	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		