



- Ground Floor Apartment
- Open Plan Kitchen/Living
- Allocated Parking Space
- Popular Residential Area
- Two Bedrooms
- Secure Gated Entry
- West End Location
- Sold With No Onward Chain

Roman Path Place, Blenheim Road, LN1 1BL  
£165,000





Starkey&Brown is delighted to present this two-bedroom ground-floor apartment positioned on Roman Path Place, just off Blenheim Road in the highly sought-after West End area of Lincoln. The property is being sold with no onward chain and is a modern apartment, an excellent opportunity for first-time buyers, investors, or those looking for low-maintenance living in one of Lincoln's most desirable locations. Accommodation comprises an entrance leading into a bright and spacious open-plan living/kitchen area, creating a sociable space. The kitchen is fitted with a range of integrated appliances, making it practical for everyday living. There are two well-proportioned bedrooms with bedroom one benefitting from it's own en-suite shower room and a separate three-piece family bathroom suite. A useful airing cupboard providing additional storage. Externally, the property has a small private courtyard to the front, offering access from the kitchen area. Further benefits of the property include fully uPVC double-glazing and electric heating throughout. Roman Path Place is a short walk from the University of Lincoln, Lincoln city centre, and the Uphill area. There is a wide range of local amenities, including supermarkets, independent cafes and shops, and excellent transport links. Council tax band: A. Leasehold.



**uPVC composite door leading into:**

### **Open Plan Kitchen & Living Area**

20' 4" x 13' 8" (6.19m x 4.16m)

#### **Kitchen Area**

Having a range of matching base and wall units with countertops, integrated appliances, a fridge freezer, a dishwasher, a washing machine, a 4-ring induction hob with overhead extractor fan, a stainless steel sink with mixer tap, and a breakfast seating area. Electric radiator and sliding glass uPVC double-glazed door to the courtyard.

#### **Living Area**

A uPVC double-glazed window to the front, laminate flooring, and an electric radiator.

#### **Hall**

Laminate flooring and an electric radiator. Access to:

#### **Bedroom 1**

12' 6" x 9' 6" (3.81m x 2.89m)

Having a uPVC double-glazed window to the side aspect, carpeted, and an electric radiator. Access to:

#### **En-Suite**

7' 10" x 6' 5" (2.39m x 1.95m)

Three-piece suite comprising corner shower cubicle, a low-level WC, wash hand basin with under storage, tiled floor, part tiled walls, a chrome towel rail and an extractor fan.

#### **Bedroom 2**

9' 8" x 8' 6" (2.94m x 2.59m)

Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator.

#### **Bathroom**

7' 10" x 6' 10" (2.39m x 2.08m)

Three-piece suite comprising a panelled bath with overhead shower, wash hand basin, a low-level WC, part tiled walls, tiled flooring, chrome towel rail and an extractor fan. Airing cupboard housing the electric water boiler tank, fuse board, and shelving.

#### **Outside Front**

Small concrete seating area and one allocated parking space.

#### **Agents Note**

The property is being sold on a leasehold basis. There is a 999-year lease which commenced in 2013. Monthly service charges of £109.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

While 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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