



Friars Mews, Wesleyan Court, Lincoln



£110,000

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## Key Features

- \* VIDEO VIEWING AVAILABLE \*
- Second Floor Apartment
- Lift Access
- Two Bedrooms
- Open Plan Living Space
- City Centre Location
- EPC rating B
- Leasehold





**\*VIDEO VIEWING AND PHYSICAL VIEWINGS AVAILABLE\*** Offered for sale with no chain this second floor apartment is located in a city centre development with lift access to the accommodation. The property comprises of entrance hall, open plan living space with fitted kitchen, two double bedrooms and bathroom. The property is ideally suited to either first time or investment buyers.

#### Entrance

The property is entered via a secure intercom to the ground floor with a lift or stairs to access the second floor.

#### Hallway

#### Open Plan Living Space 16'0" x 17'0" (4.9m x 5.2m)

With two window to the front elevation and wall mounted electric panel heaters.

#### Kitchen Area

With window to the front elevation, range of base and eye level units with worktop, splashback, stainless steel sink, built in electric oven, electric hob, stainless steel chimney style extractor and plumbing for washing machine.

#### Bedroom One 11'0" x 13'0" (3.4m x 4m)

With window to the front elevation and electric panel heater.

#### Bedroom Two 8'0" x 11'0" (2.4m x 3.4m)

With window to the front elevation and electric panel heater.

#### Bathroom 5'0" x 8'0" (1.5m x 2.4m)

With three piece suite comprising of panelled bath and rainfall shower head, pedestal wash basin, low level wc and electric panel heater.

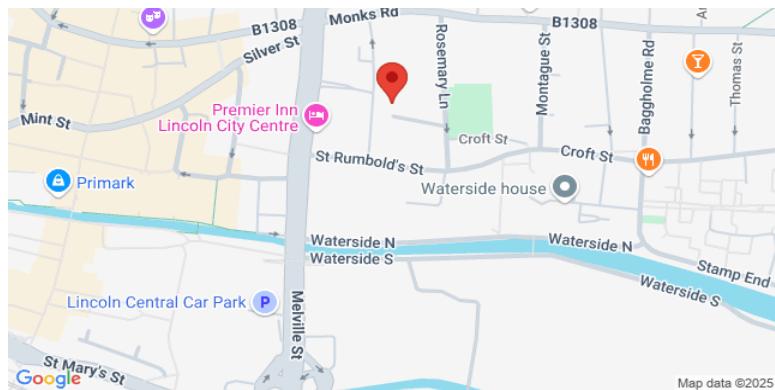
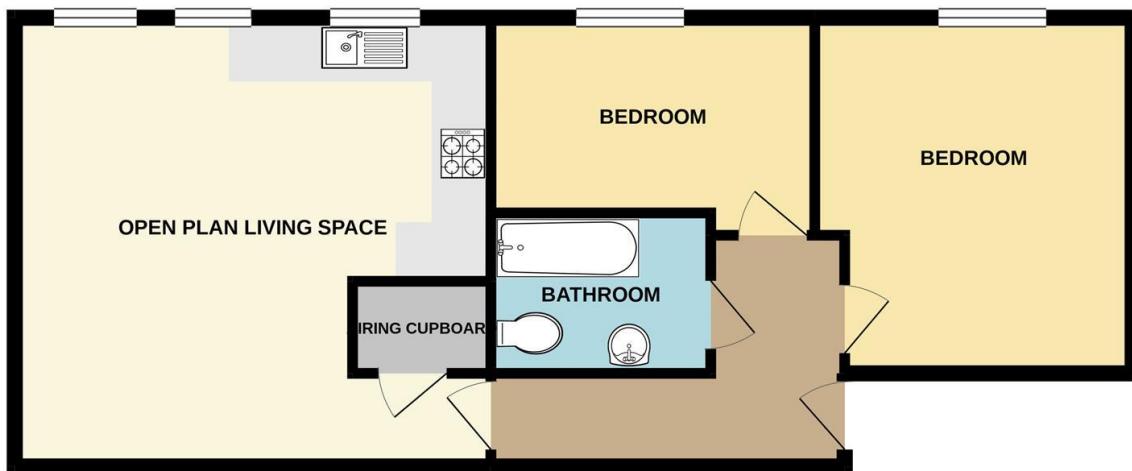
#### Agent Notes

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  
636 sq.ft. (59.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(38-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC