



Flat 1A, 51A Newport
Uphill Lincoln. LN1 3DN

BELL

NO ONWARD CHAIN!

This is a first-floor one-bedroom flat situated above The Ivy Tavern public house on Newport, within close proximity to Lincoln city centre and the Bailgate area. The property forms part of a small block of four flats, accessed via a separate entrance positioned to the left-hand side of the pub. There is a communal entrance lobby leading to a carpeted staircase rising to the first-floor landing, serving Flats 1A and 1B. Second landing leads to 2A and 2B. The property operates on an all-electric system.



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ACCOMMODATION

Hallway with built-in storage cupboard positioned between the front entrance door and the shower room, housing the Hyco electric water heater and providing additional storage space; carpeted floor and ceiling light. Access to all main rooms of the apartment including:

Living Room comprising open-plan living space forming the main reception area of the apartment; carpeted flooring throughout, flush mounted ceiling light, two double-glazed uPVC windows positioned along one wall with third to the adjoining elevation. Wall-mounted electric storage heater positioned beneath one of the windows and power points.

Kitchen Area located within a recessed alcove off the main living room, forming part of the open-plan layout; fitted with a range of modern cream style cabinets finished with brushed chrome bar handles, wood-effect laminate worktops arranged in an L-shape, stainless steel sink with mixer tap and integrated drainer, Cooke & Lewis induction hob inset having stainless steel chimney-style extractor hood positioned above, Electra electric oven beneath. Dark laminate flooring within the kitchen area providing a practical surface separate from the carpeted living space; gloss ceramic tiled splash back installed behind the worktops, flush-mounted ceiling light and ceiling ventilation fan installed above the kitchen area.

Bedroom a well-proportioned double bedroom accessed from the entrance hallway; carpeted floor, one double-glazed uPVC window with wall-mounted electric storage heater positioned beneath, flush mounted ceiling light and power points.

Shower Room with modern fitment comprising; slightly sloping ceiling in part, corner shower enclosure with sliding glass doors and chrome frame and Bristan electric shower, pedestal wash hand basin with mirror fronted cabinet above and close coupled WC. Dark laminate flooring, white subway style tiles to walls, flush mounted ceiling light and electric fan.

Flat 1A



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING; D Electric heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office
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