



## Navona House , Lincoln



### £900 PCM

- Virtual Viewing Available
- Deposit £1153
- Holding Deposit £230
- 2 x Allocated Parking Spaces
- EPC rating C
- Council Tax band B



This spacious two bedroom, third floor apartment located adjacent to the Carlton Centre in Uphill Lincoln. The property is conveniently situated for the City Centre and Lincoln County Hospital. There are two allocated parking space and accommodation comprising: Entrance Hall, Open Plan Lounge/Diner/Kitchen, Two Bedrooms, Bathroom and En-Suite Shower Room.

### Entrance Hall

Door to front elevation and built-in airing cupboard.

### Open Plan Living 23'1" x 17'8" (7m x 5.4m)

French Doors opening to the side, two electric heaters, range of base and eye level units with inset sink unit and built-in oven and hob.

### Bedroom One 11'8" x 10'7" (3.6m x 3.2m)

Window to rear, electric heater and built-in wardrobe.

### En-Suite

With electric heater, wash basin, W.C and shower enclosure.



### Bedroom Two 10'7" x 10'7" (3.2m x 3.2m)

Window to rear and an electric heater.

### Bathroom

With wash basin, W.C, Panelled bath and an electric heater.

### Outside

There are two allocated parking spaces with a barrier secured parking area.

### Agents Note

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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NAVONA HOUSE, CARLTON BOULEVARD, LINCOLN, LINC5 4UT

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