



- Top Floor Apartment
- Incredible Panoramic Views Of Lincoln Skyline
- Two Bedrooms
- Canalside Location

- Open Plan Living With Balcony
- Beautiful Canalside Walk To Brayford Marina
- 689 Sq Ft - Council Tax Band: B
-

Angelica Road, West End, LN1 1BE
£165,000





An exceptional top-floor apartment boasting stunning panoramic views over the picturesque Lincoln Canal and the historic city skyline. Situated in a popular canal-side development within Lincoln's highly sought-after West End, this modern home represents an ideal purchase for an array of buyers, including first-time buyers, investors, professionals, or anyone looking to enjoy central living. Access to the building is via a secure telecom entry system, and the apartment itself benefits from an excellent array of local amenities right on its doorstep. A short, scenic stroll along the canal takes you directly into Lincoln's vibrant Brayford Marina, the University of Lincoln, and up into the historic Cathedral Quarter, while the immediate West End area offers everything from primary schooling and a doctor's surgery to local co-ops and regular bus routes to and from the city centre. The standout feature of the property is its incredible dual-aspect panoramic views. To one side, the apartment overlooks the peaceful Lincoln Canal, bustling with rowboats, featuring a walkway leading directly to the popular Pyewipe pub and restaurant. To the other, the elevated top-floor position treats you to sweeping views over the Lincoln Cliff, West Common, and the breathtaking historic uphill skyline, including clear views of Lincoln Cathedral and Castle. The apartment boasts an incredibly generous open-plan living and kitchen space measuring over 23ft, a spacious entrance hall with excellent storage, a three-piece family bathroom, and two generous bedrooms that both enjoy direct views over the canal. Outside, the property enjoys its own private balcony and one allocated parking space. Council tax band: B. Leasehold.

Entrance Hallway

A spacious and welcoming entrance hall, mostly laid to carpet. Features a single radiator and an elevated UPVC double-glazed window to the side aspect, framing stunning views over the Lincoln Cliff toward the West Common and uphill landmarks. Includes a large built-in storage cupboard complete with shelving, hanging rails, and the wall-mounted consumer unit. Provides access to the insulated loft space, both bedrooms, the family bathroom, and the main living area.

Open-Plan Living Space & Kitchen

12' 2" x 23' 5" max (3.71m x 7.13m)

A vast, bright, and airy dual-aspect space designed perfectly for relaxing and entertaining guests.

Kitchen Area

Fitted with a modern range of eye- and base-level units with contrasting counter worktops. Features a built-in Neff oven with a four-ring gas hob and extractor hood over, a stainless steel sink and drainer unit, and dedicated space and plumbing for appliances (including a washing machine). A separate cupboard houses the Potterton Promax Combi HE Plus boiler. A large UPVC double-glazed window offers views over the uphill Lincoln Cliff top towards the West Common

The Living/Dining Area

A generous space equipped with a single radiator and a multitude of TV, media, and power points. Large sliding double-glazed doors open directly onto the private balcony.

Balcony

A private outdoor decking area complete with safety railings. Perfect for relaxing, it enjoys superb, direct views of the Lincoln Canal boats and a scenic walkway path, alongside impressive panoramic views of the wider Lincolnshire city skyline, Cathedral, and Castle.

Bedroom 1

12' 2" x 8' 9" max (3.71m x 2.66m)

A generous and well-proportioned double bedroom featuring a UPVC double-glazed window to the rear aspect, enjoying picturesque views over the canal. Laid to carpet with multiple power points.

Bedroom 2

12' 2" x 6' 7" (3.71m x 2.01m)

A flexible and well-proportioned bedroom with a UPVC double-glazed window to the rear aspect, also overlooking the canal and walkway. Ideal for use as a guest room, dressing room, or a home office.

Family Bathroom

6' 10" x 7' 0" max (2.08m x 2.13m)

A well-appointed three-piece suite comprising a bathtub with a mains-fed shower over, a pedestal hand wash basin, and a low-level WC. The room is completed with a single radiator, shaver point, extractor fan, and vinyl flooring.

Outside

The property comes with one allocated parking space within the development's private parking area.

Agents Note

Lease Term: 999 years from 1 January 2012 Remaining Lease: 985 years
Current Ground Rent: £165.88 per year (2026) Ground Rent Review:
Annually (Month TBC) Annual Service Charge: £1,415.22 (includes buildings insurance)





GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.
These are approximate measurements and do not include the thickness of the external walls, windows, doors, etc. and are for guidance only. The actual measurements may vary slightly from those shown. The measurements are taken from the internal walls and are not intended to be used for legal purposes. The measurements are taken from the internal walls and are not intended to be used for legal purposes.

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