

Buy. Sell. Rent. Let.



## Sobraon Heights, Bailgate, Uphill Lincoln, Lincoln



When it comes to  
property it must be

  
lovelle



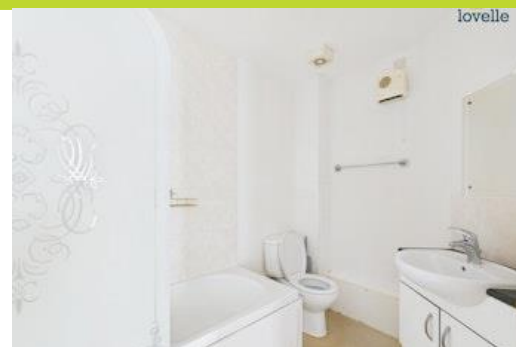
Asking Price: £120,000



Well-presented two-bedroom apartment located in the highly sought-after Uphill area of Lincoln, just off Burton Road. Offering open-plan living, parking and no onward chain, the property is ideal for first-time buyers and investors, with an achievable rental income of approximately £850 PCM.

#### Key Features

- Two Bedroom Apartment
- Sought-After Uphill Lincoln Location
- Open Plan Lounge / Kitchen
- Well Presented Throughout
- Allocated Parking
- No Onward Chain
- EPC rating C
- Tenure: Leasehold



Situated in the ever-popular Uphill area of Lincoln, just off Burton Road, this well-presented two-bedroom apartment offers an excellent opportunity for both first-time buyers and investors alike. Ideally positioned within easy reach of Lincoln's historic Cathedral Quarter, local amenities, independent shops, cafes and transport links, the property is ready to move straight into and is offered for sale with no onward chain.

The accommodation briefly comprises an entrance hallway leading into a spacious open-plan lounge and kitchen area, creating a bright and sociable living space ideal for modern living. There are two well-proportioned bedrooms along with a contemporary bathroom suite. The apartment is presented in good condition throughout and benefits from allocated parking.

For investors, the property offers an achievable rental income of approximately £850 PCM, making it an attractive buy-to-let opportunity. The property is leasehold with a low service/lease charge of approximately £85 per month.

Early viewing is highly recommended to appreciate the accommodation, location and investment potential on offer.

### Entrance Hallway

2.87m x 2.48m (9'5" x 8'1")

Providing access to all accommodation with useful storage space and a welcoming entrance into the apartment.

### Open Plan Lounge / Kitchen

4.59m x 4.24m (15'1" x 13'11")

A bright and spacious open-plan living area with ample space for both lounge and dining furniture. The kitchen area is fitted with a range of units and work surfaces with space for appliances, creating a practical and sociable living environment.

### Bedroom One

3.07m x 3.22m (10'1" x 10'7")

A well-proportioned double bedroom with space for freestanding furniture.

### Bedroom Two

3.07m x 2.22m (10'1" x 7'4")

A further good-sized bedroom, ideal as a guest room, home office or second double bedroom.

### Bathroom

2.67m x 1.8m (8'10" x 5'11")

Fitted with a modern suite comprising bath with shower over, wash hand basin and WC.

### Outside

The property benefits from parking and is conveniently positioned close to Burton Road and Lincoln's Cathedral Quarter.

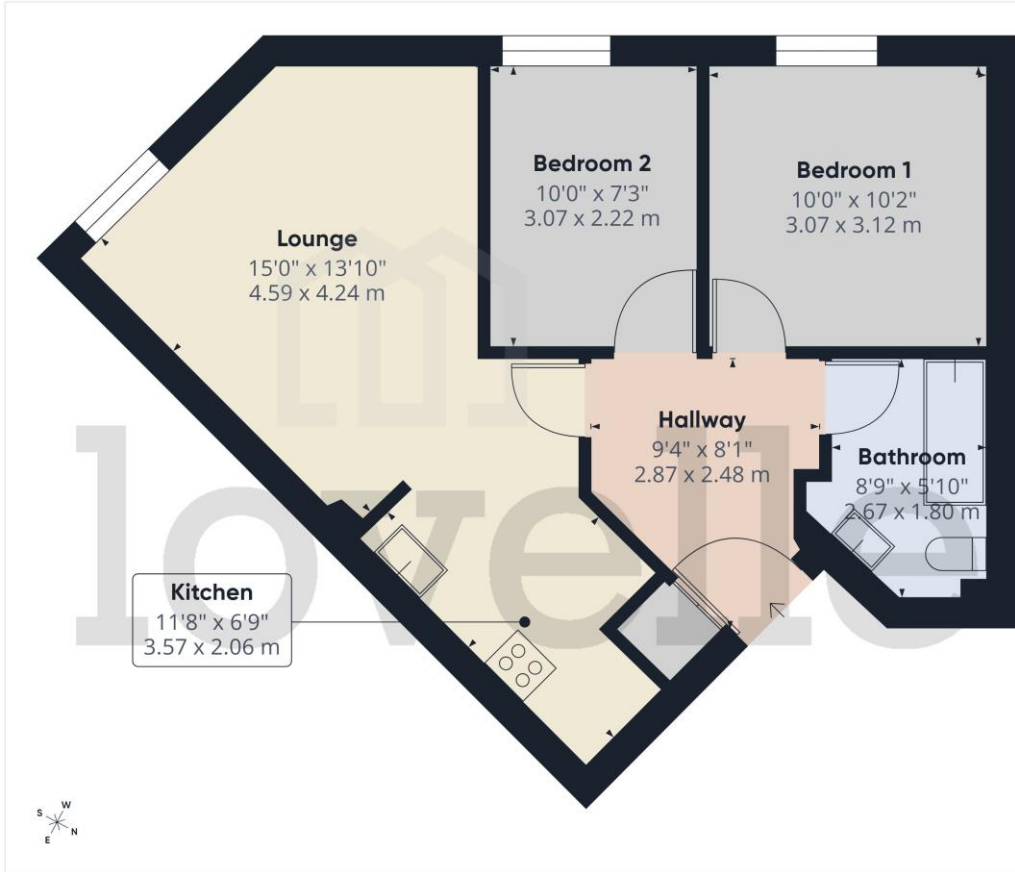
### Agent Notes

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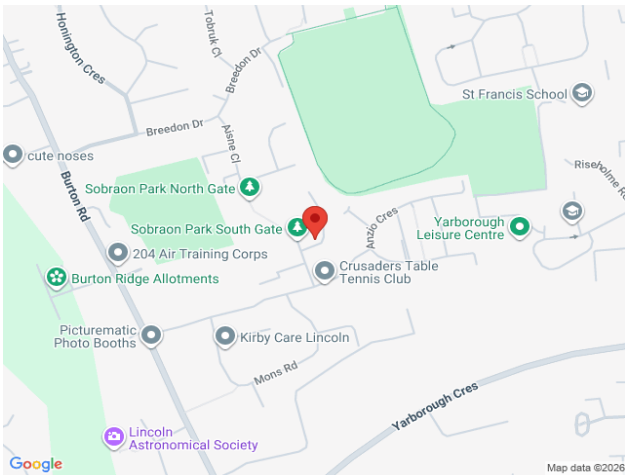


Approximate total area<sup>(1)</sup>  
541 ft<sup>2</sup>  
50.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE340



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01522 305605

lincoln@lovelle.co.uk

