



APARTMENT 18 44 GREETWELL GATE LINCOLN, LN2 4GG

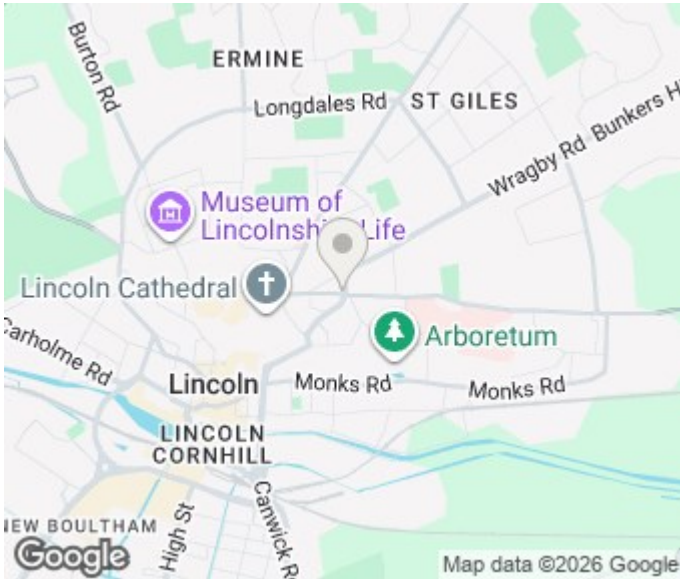
£1,100 PCM


A beautifully presented and fully furnished spacious two-bedroom apartment, ideally located in the highly sought-after Greetwell Gate area. The property offers excellent access to the historic Bailgate, Lincoln city centre, and the A46 bypass, making it perfectly suited for both convenience and lifestyle.

The accommodation comprises a welcoming and generously sized reception hall leading to a bright and airy lounge/diner, ideal for both relaxing and entertaining. The modern kitchen is fully equipped with a comprehensive range of fitted units and integrated appliances, including a washer/dryer, fridge/freezer, gas hob, oven, and dishwasher.

There are two well-proportioned bedrooms, including a primary bedroom with fitted wardrobes, alongside a further double bedroom. The contemporary family bathroom is fitted with a shower over the bath.

BELL



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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