



- Ground Floor Apartment
- En-Suite & Family Bathroom
- One Allocated Parking Space
- Well-Presented Throughout

- Two Double Bedrooms
- Spacious Lounge
- Prime Uphill Location
- Call Today To View

The Cloisters, Uphill, LN2 4AS
£165,000 - Leasehold





Starkey&Brown are delighted to offer for sale this well-presented two-bedroom ground-floor apartment, ideally positioned within the highly desirable development of The Cloisters, in a prime Uphill Lincoln location. Offering a fantastic combination of privacy, security and convenience, this attractive apartment is perfectly positioned for those looking to enjoy the best of Lincoln's historic Uphill area. Access to the development is via secure electric gates, with an intercom entry system providing additional security and privacy. The apartment itself is accessed via a welcoming entrance hall, leading into a bright and attractive bay-fronted lounge, with open access through to the fitted kitchen, creating a sociable and practical living space. The master bedroom benefits from its own en-suite shower room, while the second bedroom is also well proportioned and benefits from built-in storage. A separate three-piece suite family bathroom completes the accommodation. Further benefits include gas central heating, full uPVC double glazing and the added security of the gated development and intercom entry system. The location is undoubtedly one of the property's greatest selling points. The Cloisters is situated within the prestigious Uphill area of Lincoln, just moments from the historic Bailgate and Cathedral Quarter. A superb range of independent shops, cafes, restaurants and everyday amenities are all within easy reach, while Lincoln Castle and the Cathedral are also close by. The city centre is accessible via a pleasant walk, providing access to further shopping, leisure and transport facilities. Council tax band: C. Leasehold.



uPVC composite door leading to:

Hall

Carpeted, a radiator, LED lighting, airing cupboard housing the boiler and intercom system. Access to:

Living Room

17' 2" x 9' 7" (5.23m x 2.92m)

Having a bay-fronted window, carpeted and a radiator. Open access leading to:

Kitchen

9' 11" x 6' 0" (3.02m x 1.83m)

A range of matching wall and base units with countertops, stainless steel sink with mixer tap, integrated electric oven with 4-ring gas hob and an overhead extractor fan, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, tiled splashbacks, tiled flooring and a radiator.

Bedroom 1

20' 4" x 8' 8" (6.19m x 2.64m)

Having a uPVC double-glazed window, carpeted, and a radiator. Access to:

En-Suite

6' 8" x 5' 10" (2.03m x 1.78m)

Three-piece suite comprising low-level WC, wash hand basin, shower cubicle, tiled flooring, wall-mounted storage cupboard and partially tiled walls.

Bedroom 2

10' 2" x 8' 8" (3.10m x 2.64m)

Having a uPVC double-glazed window, carpeted, a radiator, and a built-in wardrobe.

Bathroom

7' 11" x 6' 0" (2.41m x 1.83m)

Three-piece suite comprising a low-level WC, wash hand basin, panelled bath with overhead shower, tiled walls, tiled flooring and a frosted double-glazed window.

Outside Front

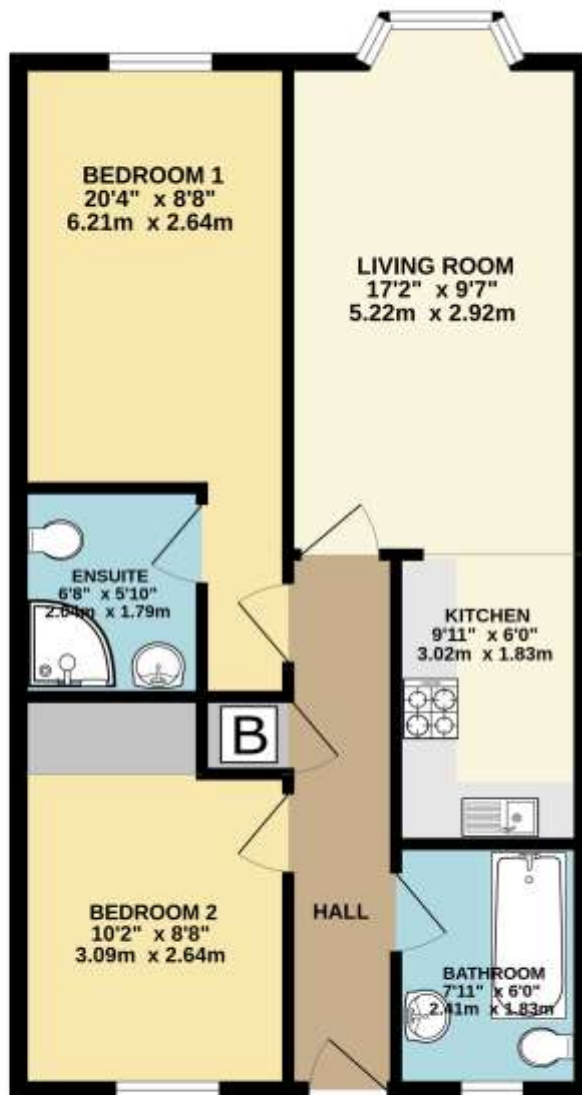
Allocated parking space.

Agents Note

The term of the lease in 2007 at the time of completion was 999 years, with 980 years remaining. Service charge of approximately £1,000. Which can be paid in installments.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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