

BELL



APARTMENT 2, 17 CROSS O'CLIFF HILL  3  1  1  C

Lincoln

£1,100 Per

- RENT: £1100.00 / DEPOSIT: £1269.23
- NEWLY REFURBISHED
- CITY LOCATION
- EPC: C / COUNCIL TAX BAND: TBC
- THREE BEDROOMS
- CONTACT LINCOLN:



AVAILABLE NOW AND NEW PHOTOS COMING EARLY NEXT WEEK!

Nestled in the sought-after area of Cross O'Cliff Hill, Lincoln, this charming three bedroom ground floor apartment offers a wonderful blend of character, space, and modern convenience.

Recently refurbished, the property has been thoughtfully updated while retaining its period appeal. Upon entering, you are welcomed by a bright and well presented interior, with tasteful décor throughout creating a comfortable and inviting living environment.

The accommodation comprises three versatile rooms that can be configured to suit a variety of lifestyles. Two rooms can be used as generous bedrooms, while the third offers an ideal space for a dining room, home office, or additional bedroom. The separate lounge and kitchen provide clearly defined living spaces, perfect for both relaxation and entertaining.

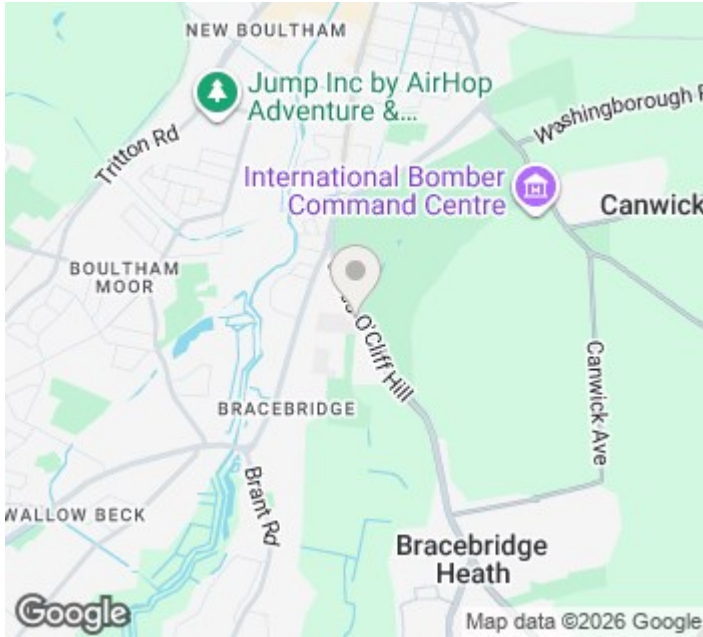
A particular feature of the property is the third bedroom/dining room, which enjoys direct access to the communal garden, offering a pleasant connection to the outdoor space.

The modern kitchen and shower room are finished to a good standard, while the communal garden provides an attractive outdoor area for residents to enjoy.

Ideally located just a short distance from Lincoln city centre, the property benefits from easy access to a wide range of shops, cafes, restaurants, and local amenities. The popular West Common is also nearby, offering excellent opportunities for walking and recreation. The area is well served by public transport links, and several highly regarded schools are within easy reach.

This versatile and characterful apartment presents an excellent opportunity for professionals, couples, or anyone seeking spacious accommodation in a desirable Lincoln location.

RENT: £1100.00
DEPOSIT: £1269.23
ENERGY RATING: C
COUNCIL TAX BAND: TBC



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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	

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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