



- Spacious Duplex Apartment
- Gated Access
- Allocated Parking Spot
- Sold With No Onward Chain

- One Bedroom With En-Suite
- Kitchen & Lounge
- Prime Uphill Location
- Call Today To View!

The Cloisters, Lincoln, LN2 4AS  
£155,000





Starkey&Brown is delighted to offer for sale this charming one-bedroom duplex apartment situated in the highly desirable uphill area of Lincoln. The property is being sold with no onward chain and enjoys a fantastic position, making it an ideal purchase for professionals, first-time buyers, investors or those looking for a low-maintenance home in Lincoln's historic quarter. Accommodation briefly comprises a welcoming entrance hall, leading into a fitted kitchen with a range of integrated appliances, alongside a generous living area and providing ample space for relaxing. The ground floor is completed with a convenient WC. Occupying the entire first floor is the bedroom, creating a spacious living area and a three-piece bathroom. Externally, the property benefits from a small courtyard-style balcony to the front, providing an outdoor seating area, alongside an added advantage of an allocated parking space. Further benefits of the property include gas central heating and double-glazing throughout. The Cloisters is located in a well-regarded position with access via secure gates, close proximity to Lincoln Castle and Cathedral, Bailgate quarter with an array of independent cafes, restaurants, regular bus service to Lincoln city centre. The property combines convenience, character, and an exceptional location. A rare opportunity to acquire a great apartment in one of Lincoln's most desirable settings. Council tax band: B. Leasehold.



## uPVC composite door leading to:

### Hall

Solid wood flooring, a radiator, and a staircase rising to the first floor. An adjacent double-glazed window to the door. Access leading to:

### Kitchen

11' 2" x 8' 7" (3.40m x 2.61m)

Having a range of matching wall and base units with countertops, integrated appliances including a fridge freezer, a dishwasher, a washing machine, a 4-ring gas hob with extractor fan, wall-mounted boiler, a double-glazed window to the front aspect, LED lighting, tiled flooring and a radiator.

### Living Room

14' 10" x 14' 3" (4.52m x 4.34m)

Having a double-glazed window to the rear, solid wood flooring, a radiator, and a built-in storage cupboard.

### WC

Low-level WC, wash hand basin, tiled flooring, and a radiator.

### First Floor Landing

Access to the bedroom.

### Bedroom

21' 10" x 14' 10" max (6.65m x 4.52m)

Having a double-glazed window to the rear aspect, carpeted, a radiator, and a fitted wardrobe with additional eaves storage. Access to:

### En-Suite

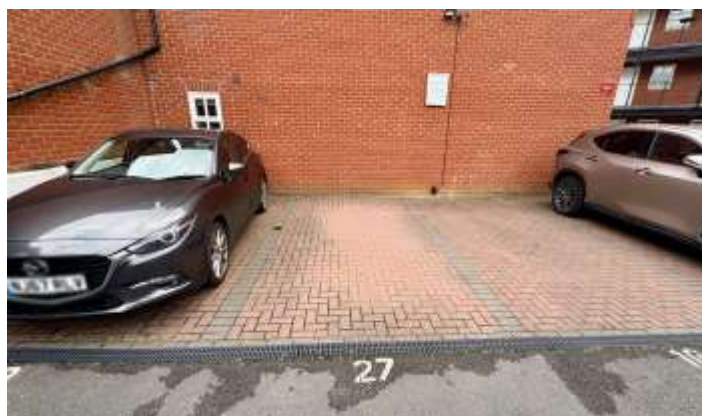
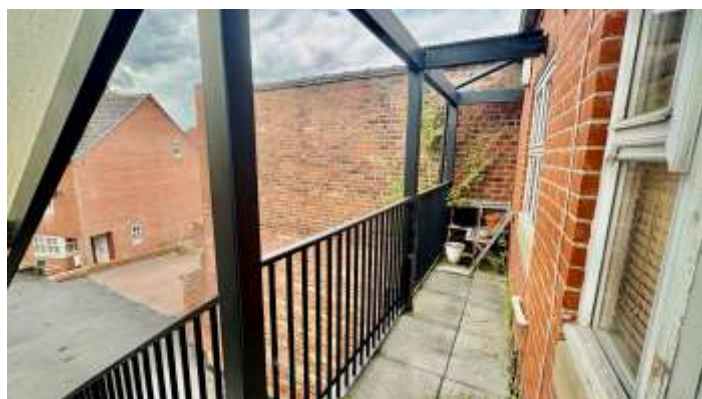
Three-piece suite comprising panelled bath with overhead shower, a low-level WC, a wash hand basin, tiled flooring and tiled walls, an extractor fan and a chrome towel rail.

### Outside

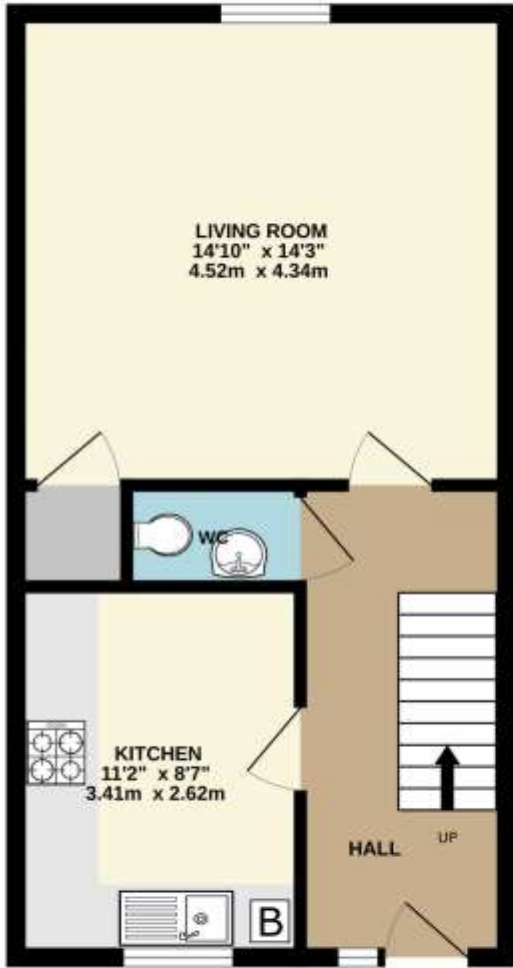
Access is via the security gate. One allocated parking space. Small balcony courtyard with patio slabs.

### Agents Note

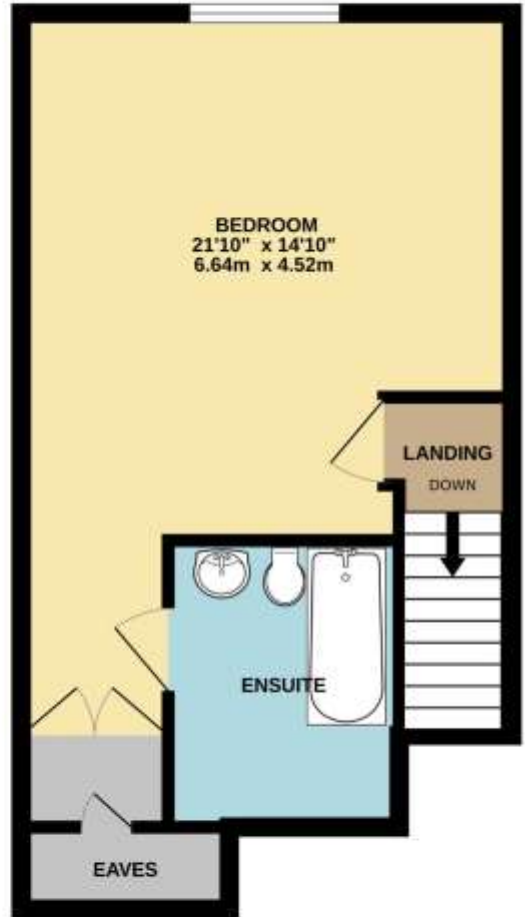
The term of the lease in 2007 at the time of completion was 999 years. With 979 years remaining. There is a nominal £1 per year ground rent. A monthly service charge of £148.75 is paid to Lambert Smith Hampton.



**GROUND FLOOR**  
422 sq.ft. (39.2 sq.m.) approx.



**1ST FLOOR**  
370 sq.ft. (34.4 sq.m.) approx.



**TOTAL FLOOR AREA: 793 sq.ft. (73.6 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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