

- Penthouse Apartment (71 Sqm)
- 2 Double Bedrooms
- 2 Bathrooms (Ensuite & Bathroom)
- Open Plan Living Space
- South East Facing Balcony with South Common and Cathedral Views (Seasonal)
- Allocated Parking Space, Elevator Access
- EPC Rating: 77 C

St. Catherines, Colegrave Street, LN5 8JT
£150,000 - Leasehold





This penthouse apartment offers two double bedrooms, two bathrooms, and impressive views over Lincoln's South Common. Measuring 71 square metres, the home features a superb open-plan living space with vaulted ceilings and a full-width, floor-to-ceiling window arrangement that provides a great sense of light and space. The property has been immaculately maintained and improved by the current owner, ensuring it is in turn-key condition for a new buyer.

The master bedroom includes a built-in wardrobe and access to its own private en-suite shower room. The second bedroom is also a genuine double in size and includes practical storage space. Connecting the rooms is a welcoming hallway with freshly laid carpet, leading to a traditional three-piece family bathroom suite.

Outside, the property benefits from a fantastic south-east facing balcony looking across the common, with views toward the International Bomber Command Memorial and distant views of Lincoln Cathedral during the winter months. Practical features include an allocated parking space, an elevator serving all floors, and access to communal refuse facilities.

The property is situated south of Lincoln's main high street and is accessed via Colegrave Street. It is located near Southside, a converted church now used as a popular local event space, and is also close to the Priory Academy LSST. A nearby bus stop provides a regular service into the city centre, while the main hub of the High Street is a 15 to 20-minute walk away. Lincoln city centre offers a diverse range of amenities, from the bustling High Street shops and the modern Cornhill Quarter to the scenic Brayford Pool, England's oldest inland harbour, which is lined with a variety of restaurants, a multi-screen cinema and is nearby to the University of Lincoln campus. Just a short walk up Steep Hill leads to the historic Bailgate and Cathedral Quarter, where independent boutiques and traditional pubs sit alongside the Cathedral and Castle. For everyday needs, the city is well-equipped with major supermarkets, healthcare services, and the central train station, providing a convenient balance of modern convenience and heritage charm.

The property is leasehold with a 150-year term that commenced on 1st January 2021. The vendor has informed us that there is no ground rent to pay and the monthly service charge is currently £147.87pcm. The most recent buildings insurance charge was £348.62 for the year. Council tax band: A. Leasehold.



Communal Entrance

Having communal entrance via code access front door. Stairs to higher and lower floor apartments as well as basement/meter room. Elevator access available for all floors and communal corridors.

Hallway

Includes access to all accommodation, newly laid carpet, single electric radiator and two storage cupboards.

Open Plan Living Space

15' 9" max x 16' 1" max (4.80m x 4.90m)

The property features a bright, open-plan space with vaulted ceilings, full width floor-to-ceiling windows, and direct access to the balcony. This area combines the kitchen, dining, and living spaces into one. The kitchen features a range of eye and base level storage units with sleek worktops and integrated appliances, including a fridge freezer and an oven with an electric hob and extractor hood. It also includes an upgraded 1.5-bowl stainless steel sink and drainer with a multi-purpose mixer tap, along with space and plumbing for a washing machine. The room is finished with wood-effect laminate flooring, multiple power and TV points, an electric radiator, and modern wall lighting.

Balcony

South-east facing with views over the historic South Common and distant views of Lincoln Cathedral in the winter months. Features two privacy glass panels, external lighting, and is laid to artificial turf.

Master Bedroom

15' 6" max (13'2" to wr) x 7' 11" (4.72m x 2.41m)

The room includes a Velux skylight, a single radiator, newly laid carpet and a built-in wardrobe. It is equipped with multiple TV and power points and provides access to:

Ensuite

6' 9" max x 5' 7" max (2.06m x 1.70m)

The ensuite includes a shower cubicle, a low-level WC, and a pedestal wash hand basin. The room is finished with patterned vinyl flooring and features an electric fan heater and an extractor unit.

Bedroom 2

15' 5" x 8' 0" (4.70m x 2.44m)

Having a single storage cupboard, newly laid carpet, a second cupboard with a hot water cylinder, a single electric radiator, and a Velux skylight.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Includes a bathtub with a showerhead arrangement and tiled surround, a low-level WC, a pedestal wash hand basin, an extractor fan, patterned vinyl flooring, and an electric fan heater.

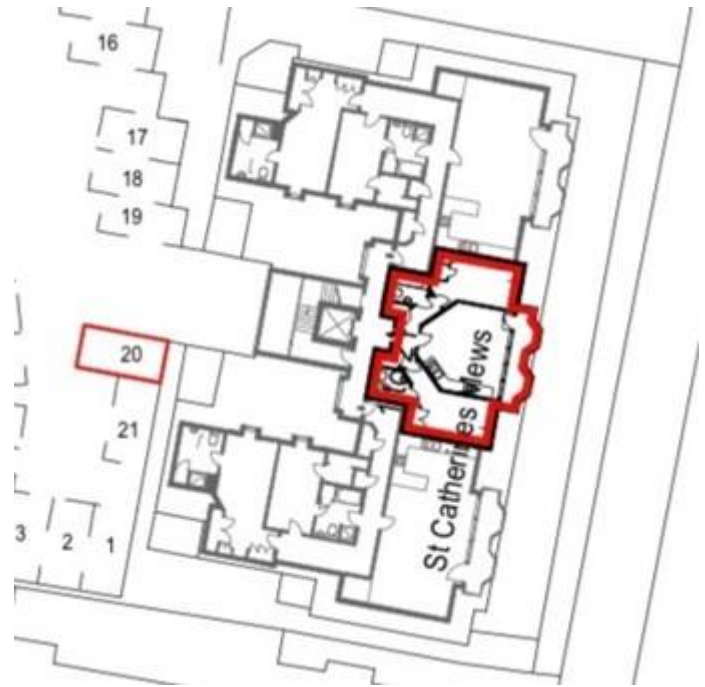
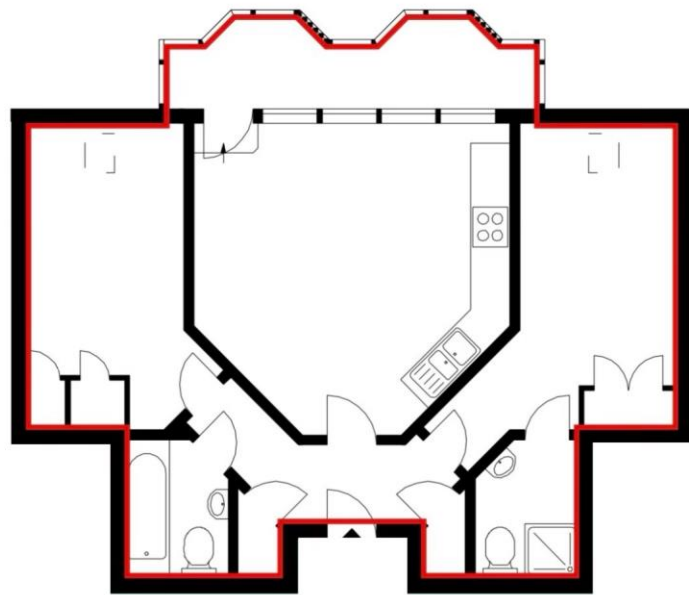
Agents Note 1

The property is leasehold, with a 150-year term commencing 1st January 2021. The vendor has stated there is no ground rent (£0) and a monthly service charge of £147.87. The buildings insurance charge for the most recent year was £348.62 per apartment.

Agents Note 2

The property is located on the top floor (3rd floor) and is one of 21 apartments built in 2008. Each apartment includes an allocated parking space and access to communal refuse facilities.





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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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