



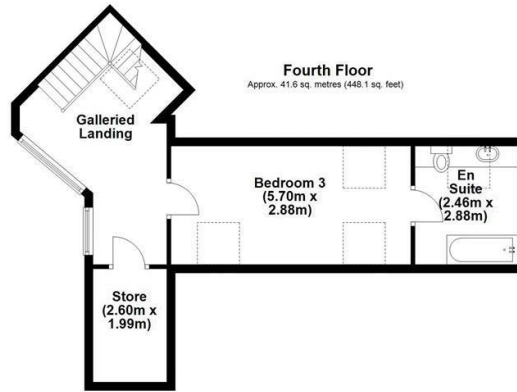
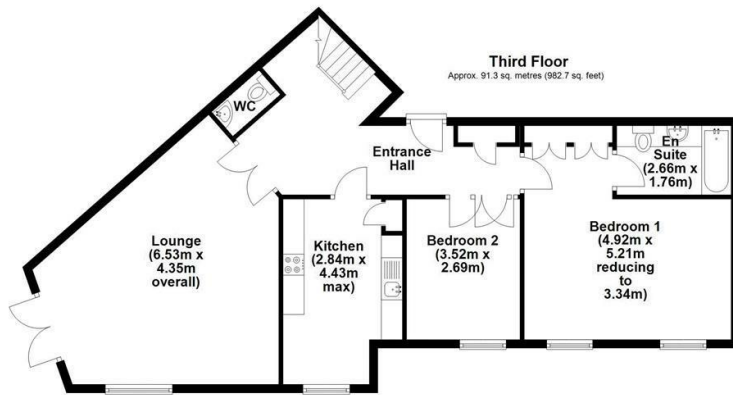
## APARTMENT 27, 44 GREETWELL GATE LINCOLN, LN2 4GG

£1,500 PCM

An exceptional three bedroom duplex apartment set within one of Uphill Lincoln's sought-after developments. Beautifully designed and immaculately presented throughout, this high-quality duplex apartment offers generous accommodation including a welcoming entrance hall, stunning lounge, fully fitted kitchen (with integrated appliances) and a separate cloakroom. The impressive primary bedroom benefits from fitted wardrobes and a well-appointed en-suite, with two further spacious bedrooms. The second bedroom/ upper level offers versatility, storage and en-suite. The building features immaculately maintained communal areas, an excellent concierge service and private secure parking for two vehicles. Perfectly positioned just a short walk from Lincoln's historic heart, the apartment is moments from the Castle and Cathedral Quarter, Steep Hill and the Bailgate area with its independent shops, cafes and restaurants. Please note: Some of the images have been digitally enhanced and may include virtual furnishings for illustrative purposes only.

RENT: £1500.00

**BELL**



Total area: approx. 132.9 sq. metres (1430.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy. Plan produced using PlanUp.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 76                      | 80        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

**EPC Rating: C Council Tax Band: F**

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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