



Carlton Boulevard  
Lincoln

MOUNT & MINSTER

# Carlton Boulevard

## Lincoln

- Popular Carlton Boulevard Area
- First & Second Floor Duplex Apartment
- Open Plan Living Room / Kitchen
- 2 Bedrooms
- Allocated Parking
- Available Part Furnished
- Close to Local Facilities and Hospital

### INTRODUCTION

This superbly presented Duplex Apartment is conveniently located on the popular Carlton Boulevard development close to a great variety of local amenities, Lincoln County Hospital and Lincoln City Centre. The spacious accommodation, over two floors, briefly comprises; Entrance Hall, Open Plan Living Dining Kitchen, Two Double Bedrooms and a Shower Room. Outside there is an Allocated Parking Space. There is a service charge of £267 per month which includes all water, electric and gas utility bills but this may increase in the upcoming months due the rising energy prices. The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.





## LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

## ACCOMMODATION

**Entrance Hall**

**Open Plan Living Dining Kitchen**

**Bedroom One**

**Bedroom Two**

**Shower Room**

## OUTSIDE

Outside there is an allocated parking space.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

## COUNCIL TAX BAND

Council Tax Band: A

## VIEWINGS

Strictly by prior arrangement via the Sole agents (01522 716204)

## PARTICULARS

Drafted following client's instructions from March 2020

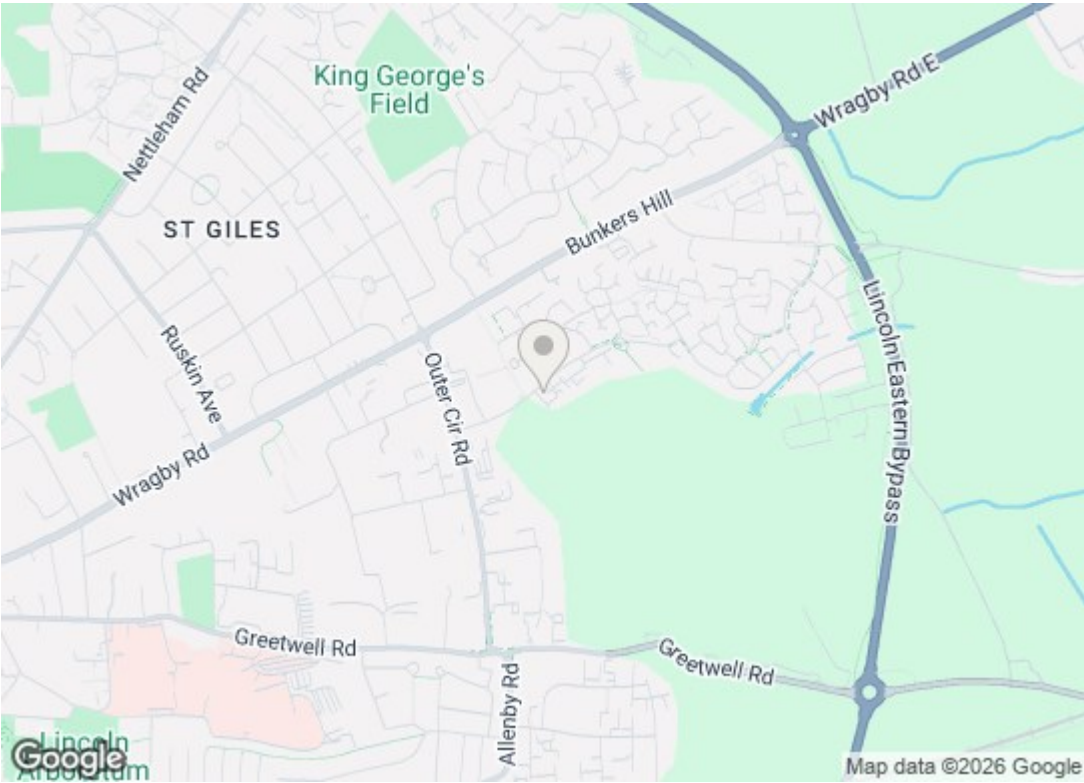
## ADDITIONAL INFORMATION

For further information, please contact Megan Boulter at Mount & Minster:

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 73        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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