



- No Onward Chain
- First Floor Apartment
- Open Plan Living
- Approx 600 Sq Ft

- Yards From Lincoln Cathedral
- Allocated Parking
- Perfect Investment Property
- EPC Rating: 59D Potential 75C

Francis Hill Court, Church Lane, LN2 1QJ
£175,000





This spacious first-floor apartment is located yards from Lincoln's famous Bailgate and offers a fantastic opportunity for a buyer looking to put their own stamp on a property. The flat is a blank canvas that would benefit from some cosmetic updates, making it perfect for first-time buyers, downsizers, or landlords wanting to add value. The building itself is full of character, featuring a welcoming communal hallway with a large staircase leading upstairs. Inside, the apartment offers a great layout, including a large lounge diner flooded with natural light and an archway into the kitchen, combining into a modern open-plan living layout. Completing the living space is a double bedroom with a built-in wardrobe, a bathroom, and an allocated parking space. The location is a huge selling point, sitting in a highly sought-after position just off Church Lane in the historic Uphill area of Lincoln. You are only a short walk away from the famous Bailgate and Cathedral Quarter, putting iconic landmarks like Lincoln Cathedral and Lincoln Castle practically on your doorstep. The local area is packed with excellent amenities, including a brilliant mix of independent shops, cafes, traditional pubs, and restaurants. It is also very convenient for accessing the main city centre, making it ideal for anyone wanting a character property in a prime location with its own allocated parking space. Council tax band: B. Leasehold.



Communal Entrance

The property is approached via a communal entrance hall featuring a grand staircase rising to the first floor, where the apartment is located.

Entrance Hall

The private entrance hall provides direct access to the main living accommodation, bedroom, and bathroom.

Kitchen

13' 5" x 9' 8" max (4.09m x 2.94m)

The kitchen features double-glazed windows to the side aspect and is currently fitted with a practical arrangement of eye and base units. It offers ample space and plumbing for appliances, wood-effect laminate flooring in good condition, a single radiator, and a wall-mounted gas central heating back boiler. An open archway leads directly into the lounge diner.

Lounge Diner

17' 10" x 15' 4" max (5.43m x 4.67m)

This expansive living space is bright and airy, boasting three double-glazed UPVC windows and wood-effect laminate flooring. The room includes two radiators, a useful storage cupboard, and offers a highly flexible layout for both living and dining furniture.

Bedroom

11' 8" x 8' 2" max (3.55m x 2.49m)

A comfortable bedroom featuring a uPVC double-glazed window to the front aspect, recently laid carpet, and a single radiator. The room further benefits from built-in storage cupboards.

Bathroom

8' 0" x 5' 6" max (2.44m x 1.68m)

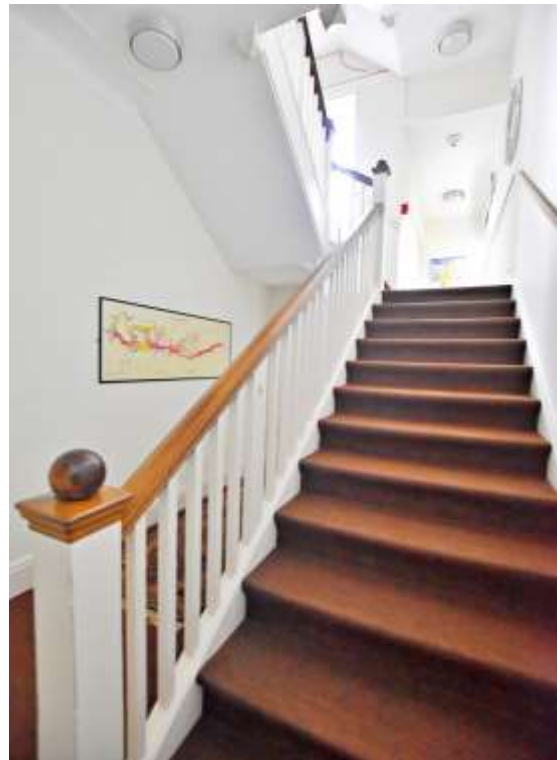
Comprises a panelled bath with an electric shower over and tiled surround, a low-level WC, and a pedestal wash hand basin. It features wood-effect flooring and an obscured double-glazed window providing privacy and natural light.

Outside

The property benefits from an allocated parking space, clearly labeled in the front car park. This external area also provides a dedicated space for refuse bins.

Agents Note

Leasehold: 999 years from 1982. Service Charge: Last annual payment of £4,172.50.





GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

We have every effort to ensure the accuracy of the floorplan contained here. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the respective purchase. 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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