



Eastgate

MOUNT & MINSTER

## INTRODUCTION

This one bedroom apartment is located in the highly sought after bailgate area. Accommodation comprises: Living Room, Kitchen, One Bedroom and Bathroom.

## 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, within easy reach of Lincoln.

## ACCOMMODATION

**Living Room**  
14'11" x 9'4"

**Kitchen**  
10'10" x 4'11"

**Bedroom**  
8'9" x 6'9"

**Bathroom**  
4'10" x 5'4"

**Outside**  
Stairs leading to the flat.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

## COUNCIL TAX BAND

Council Tax Band: A

## VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

## PARTICULARS

Drafted following clients' instruction of September 2022.

## ADDITIONAL INFORMATION

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

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