



West Parade

MOUNT & MINSTER

INTRODUCTION

A recently redecorated and recarpeted first floor flat situated in the ever popular West End district of the city and within easy reach for the city centre and transportation links. The accommodation comprises: open plan kitchen / living room, 1 double bedroom and shower room.

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. In the north of the city is the historic bailgate area, 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

Kitchen Living Room

13'6" x 10'11"

Wall and base units, roll top work surface, four ring induction hob, electric oven, stainless steel sink, lino, carpet, electric wall mounted heater, coin meter, pendant light, fridge, space and plumbing for washing machine, uPVC double glazed awning window.

Bedroom

11'11" x 8'5"

Carpet, pendant light, uPVC double glazed awning window, wall mounted electric heater.

Shower Room

9'1" x 3'1"

Bathroom, pedestal wash hand basin, low level WC, electric shower, glass cubicle, extractor fan.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: TBC

COUNCIL TAX BAND

Council Tax band: A

VIEWINGS

Strictly by prior arrangements with the Sole Agents (01522 716204).

PARTICULARS

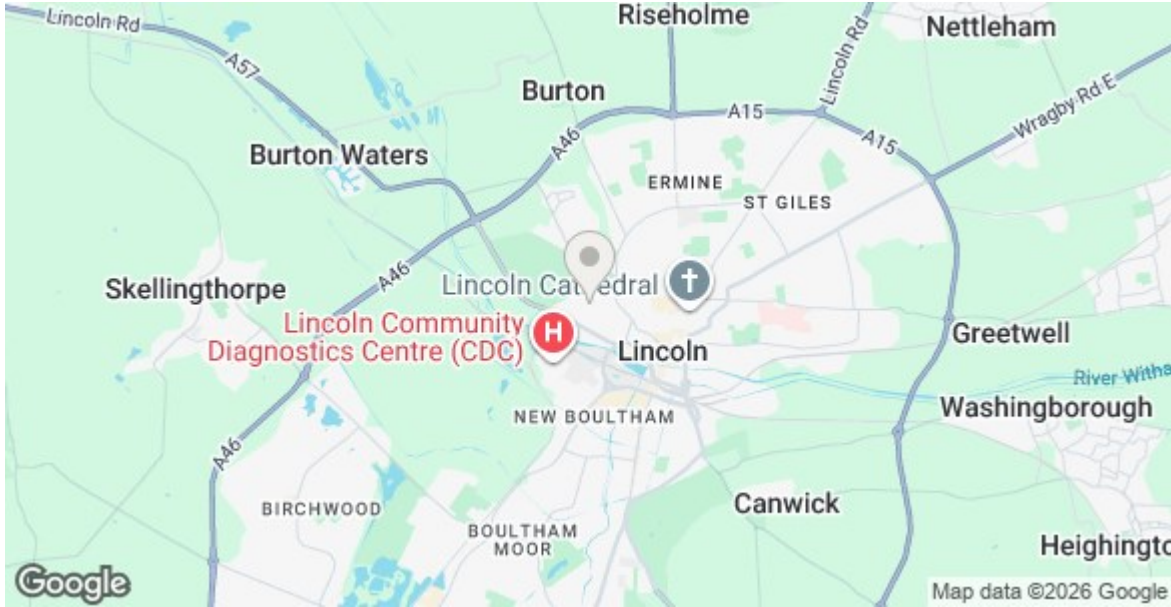
Drafted following clients' instructions of March 2022.

ADDITIONAL INFORMATION

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

T: 01522 716204

E: megan@mountandminster.co.uk



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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

