



St. Catherines  
Lincoln

MOUNT & MINSTER

# St. Catherines

## Lincoln

- Penthouse Apartment
- Two Bedrooms
- Open Plan Living Kitchen
- Two Ensuites
- Allocated Parking
- Balcony
- No Onward Chain
- Popular City Location

### INTRODUCTION

This penthouse apartment is located close to the city centre of Lincoln and benefits from spacious accommodation throughout. Having recently been refurbished, the spacious accommodation comprises; Entrance Hall, Open Plan Living Kitchen, Two Bedrooms, Ensuite and Jack and Jill Bathroom. There is an allocated parking, lift and a balcony overlooking the South Common.

### 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

#### Entrance Hall

Carpet, electric heaters, cupboards and wall lights.





### **Living Kitchen**

**9m x 3.95m (29'6" x 12'11")**

Carpet and vinyl floor, uPVC double glazed windows and door onto balcony, fitted wall and base units, integrated fridge, freezer, oven, hob, washing machine, tiled splashback, electric heaters, walls lights, smoke alarm and vaulted ceiling.

### **Bedroom One**

**6.51m x 2.88m (21'4" x 9'5")**

Carpet, electric heater, wooden double glazed window, built-in wardrobe and wall lights.

### **Ensuite**

Vinyl floor, low level WC, pedestal wash hand basin, shower, bidet, heater, extractor, recessed spotlights, tiled splashback and cupboard.

### **Bedroom Two**

**4.63m x 2.5m (15'2" x 8'2")**

Carpet, electric heater, wooden double glazed window, cupboard.

### **Jack and Jill Bathroom**

Vinyl floor, low level WC, bath, shower, pedestal wash hand basin, tiled splashback, heater, extractor and ceiling light.

### **OUTSIDE**

Balcony overlooking the South Common.

### **METHOD OF SALE**

For sale by private treaty.

### **TENURE**

Leasehold with new 150 year leases offered. Ground Rent of £100pa and Service Charge of £1,200pa.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: C

### **COUNCIL TAX BAND**

Council tax band: B

### **VIEWINGS**

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

### **PARTICULARS**

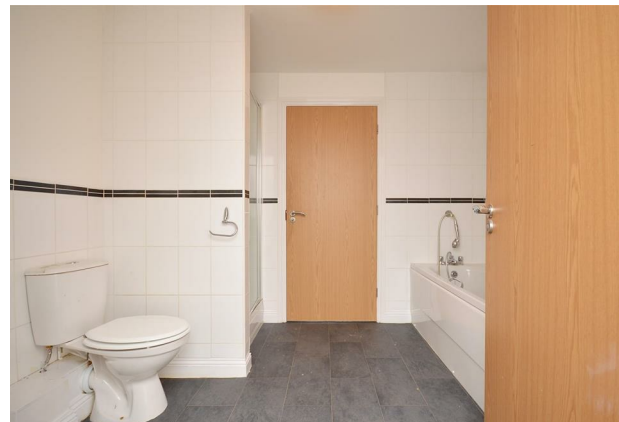
Drafted and photographs taken following clients' instructions of February 2021.

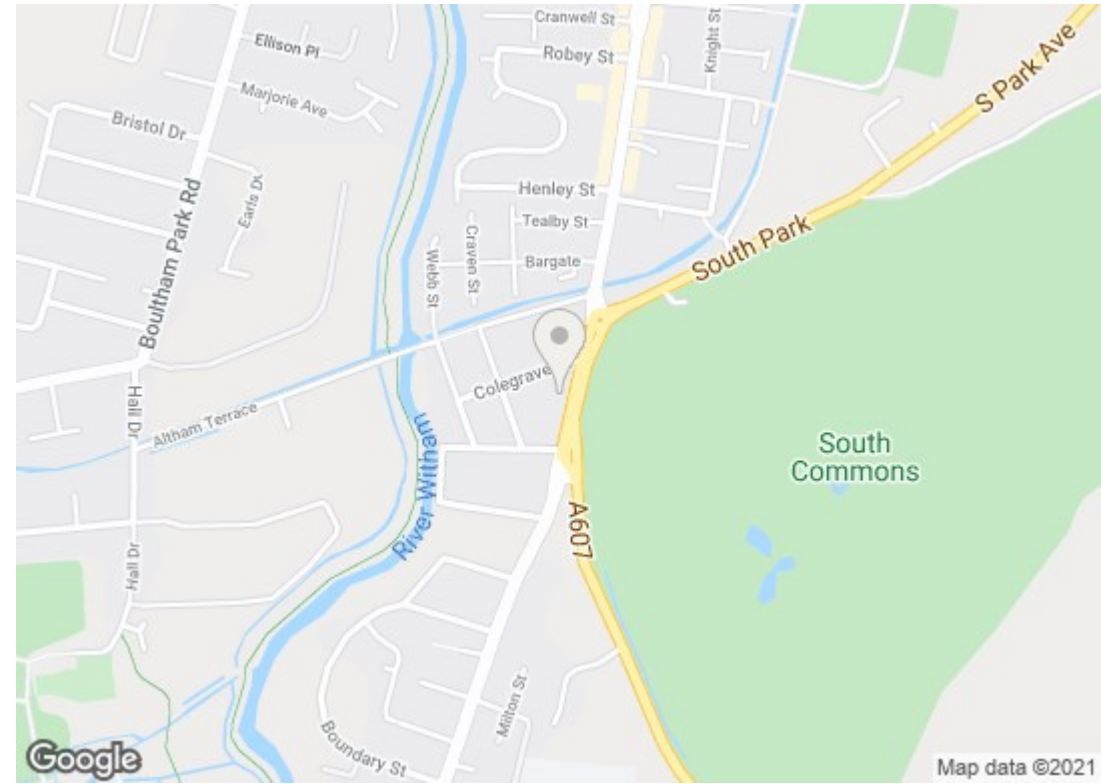
### **ADDITIONAL INFORMATION**

For further information, please contact Daniel Baines at Mount & Minster:

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

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