NO ONWARD CHAIN - An opportunity to purchase a executive Ground Floor Apartment situated in the popular development of Greetwell Gate, within walking distance of Lincoln City Centre and close to the Lincoln Bailgate and Cathedral Quarter. The Apartment is well presented and offers spacious living accommodation briefly comprising of Entrance Hallway, Open Plan Living/Kitchen/Dining, Bedroom 1 with En-suite Shower Room, Bedroom 2 and Bathroom. The property further benefits from a secure gated underground parking space. Viewing of the property is essential to appreciate the accommodation on offer.
Apartment 30, 44 Greetwell Gate, Lincoln, LN2 4GG

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.
DIRECTIONS
Leaving Lincoln North along Lindum Road, turn left onto Greetwell Gate and the property can be located on the right hand side.

ACCOMMODATION

ENTRANCE HALL
With door to Communal Hallway, two storage cupboards, spotlighting and doors leading to the Open Plan Living/Kitchen/Dining, two double Bedrooms and Bathroom.

OPEN PLAN LIVING KITCHEN DINING
28' 8" x 17' 5" (8.74m x 5.31m) With four double glazed windows, four radiators, spotlighting and extractor fan. The Kitchen Area has a range of high quality wall, drawer and base units with granite work surfaces over, one and a half bowl sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan over, integral fridge freezer and integral dishwasher.

BEDROOM 1
19' 5" x 15' 7" (5.92m x 4.75m) With two double glazed windows, fitted wardrobes, two radiators and door to En-suite Shower Room.

EN SUITE SHOWER ROOM
11' 1" x 6' 0" (3.38m x 1.83m) With vinyl flooring, partly tiled walls, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, heated towel rail, spotlighting and extractor fan.

BEDROOM 2
17' 6" x 15' 0" (5.33m x 4.57m) With two double glazed windows, two radiators and spotlighting.

BATHROOM
10' 4" x 7' 4" (3.15m x 2.24m) With suite to comprise of low level WC, vanity wash hand basin and bath, partly tiled walls, heated towel rail, spotlighting and extractor fan.

OUTSIDE
There is one allocated parking space located in the secure gated underground car park.
29 – 30 Silver Street
Lincoln
LN2 1AS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FLOORPLAN TO FOLLOW