



5.3 Thorngate House, St. Swithins Square
Lincoln

INTRODUCTION

Coming available in September 2020, this modern two bedroom apartment is located in the centre of the Cathedral city of Lincoln, with various nearby amenities including train and bus station, public house and retail outlets. Benefitting from a concierge and lift, the apartments accommodation comprises; Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms, Bathroom and Utility Room. The apartment also boasts a balcony and allocated parking.

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 direct trains to London from Lincoln in addition to Newark Northgate.

ACCOMMODATION

Open Plan Kitchen Lounge

Fitted wall and base units, stainless steel and a half bowl sink and drainer, integrated dishwasher, fridge, freezer, electric oven, hob and extractor fan, double glazed windows and doors, electric heaters, smoke alarm and ceiling light

Kitchen

10'2" x 5'10"

Utility

5'10" x 3'11"

Bedroom One

11'5" x 8'6"

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

Bedroom Two

11'5" x 9'6"

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

Bathroom

9'6" x 5'10"

Low level WC, mains shower, bath, pedestal wash hand basin, extractor, mirror, tiled splashback.

Outside

Balcony.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

COUNCIL TAX BAND

Council tax band: D

PARTICULARS

Drafted following clients' instructions of July 2020.

VIEWINGS

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

ADDITIONAL INFORMATION

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

T: 01522 716204

E: daniel@mountandminster.co.uk

Entrance Hall

Carpet, cupboard, intercom, electric heater, smoke alarm and ceiling light.



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