



Whisby House  
West Parade, Lincoln

MOUNT & MINSTER



• Second Floor Apartment • Newly Refurbished • One Bedroom • Lounge Kitchen • Available February 2021 • Furnished • Parking Available

#### INTRODUCTION

A rare opportunity to let this furnished, one bedroom loft apartment. Located close to the West Common area of Lincoln and providing modern accommodation throughout, the apartment offers: Entrance Hall, Lounge Kitchen, Bedroom and Shower Room. The apartment boasts modern integrated appliances such as fridge freezer, oven and washing machine. Parking is available.

#### 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 Northgate, within easy reach of Lincoln.

#### ACCOMMODATION

##### Entrance Hall

Wood floor, two ceiling lights, smoke alarm and cupboard housing the washing machine.

##### Lounge Kitchen

3.5m x 2.89m (11'5" x 9'5")

Wood floor, fitted base units, integrated fridge freezer, electric oven, four ring hob, electric heater, uPVC double glazed window, sink with drainer, extractor fan, tiled splashbacks, electric heater, ceiling light and smoke alarm.

##### Bedroom

3.03 x 3.69 (9'11" x 12'1")

Carpet, electric heater, uPVC double glazed window and ceiling light.

##### Shower room

3.79 x 2.85 (12'5" x 9'4")

Wood floor, pedestal wash hand basin, low level WC, electric shower, heated towel rail, shaver point, uPVC double glazed window, mirror, extractor fan, tiled splashbacks, cupboard housing a washing machine and ceiling light.

#### SERVICES

Mains electricity, water and drainage. The agents have not tested the services.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Grade: C

#### COUNCIL TAX BAND

Council Tax Band: A

#### VIEWINGS

Strictly by prior arrangement with the Sole agents (01522 716204)

#### PARTICULARS

Drafted following the clients' instructions of January 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	81
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	81	81
EU Directive 2002/91/EC		

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