

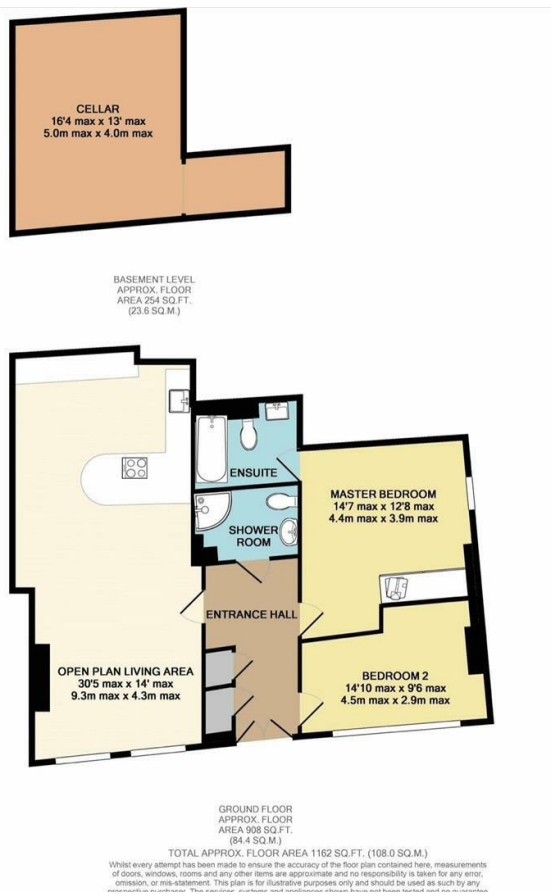


APARTMENT 1, 7 LANGWORTHGATE LINCOLN, LN2 4AD

£1,250 PCM

Situated in the highly sought-after uphill area of Lincoln, this immaculately presented ground floor apartment offers contemporary living just a short stroll from a fantastic range of local amenities, independent shops, cafes, and historic attractions. The property welcomes you with a spacious entrance hallway featuring a useful utility cupboard for additional storage. At the heart of the home is a generous open-plan living space, thoughtfully designed to combine comfort and style. The modern fitted kitchen comes complete with integrated appliances, seamlessly blending practicality with sleek design, ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms, including a superb primary bedroom benefiting from its own ensuite shower room. A separate contemporary shower room serves the second bedroom and guests alike. Finished to a high standard throughout, this apartment offers low maintenance, high quality living in one of Lincoln's most desirable locations. Early viewing is highly recommended.

BELL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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