



APARTMENT 17 44 GREETWELL GATE LINCOLN, LN2 4GG

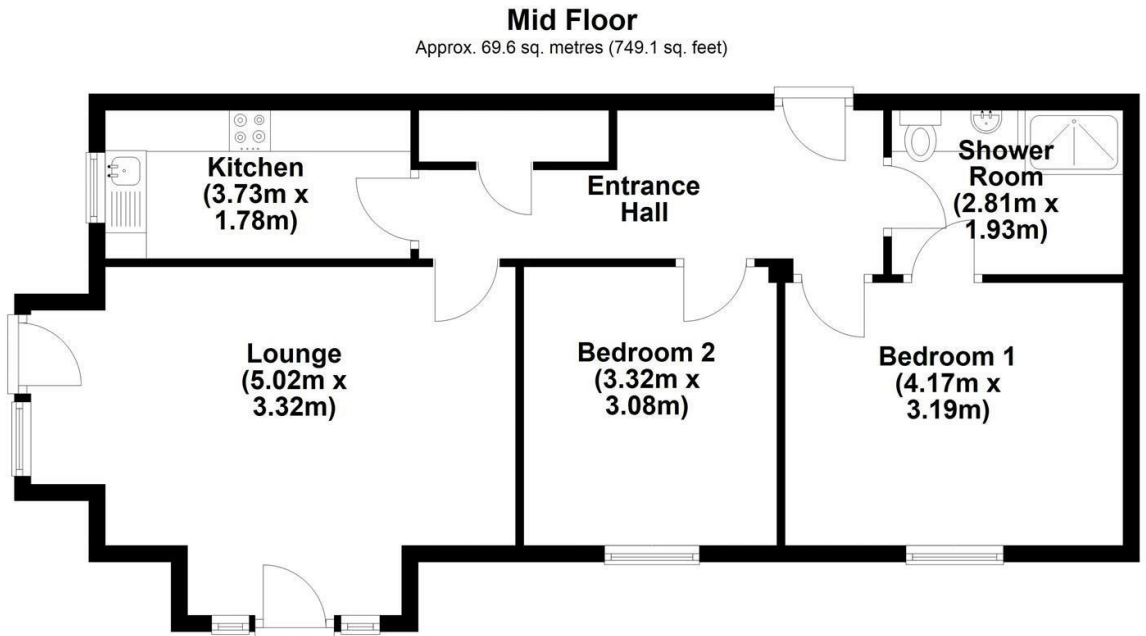
£1,295 PCM

CATHEDRAL VIEW APARTMENT!

A beautifully presented two-bedroom apartment, ideally located in the highly sought-after Uphill area of Lincoln. Situated within walking distance of the historic Lincoln Cathedral and Bailgate, the property offers a rare combination of modern comfort and charming views.

The apartment features two generously sized bedrooms, one of which includes built-in wardrobe space. A newly fitted shower room (jack and jill) adds a touch of luxury, complete with ample storage for convenience.

BELL



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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: B Council Tax Band: D

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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